



AQUAVISTA  
BAYSIDE, TORONTO  
R3 & R4

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**AQUAVISTA**  
AT BAYSIDE TORONTO

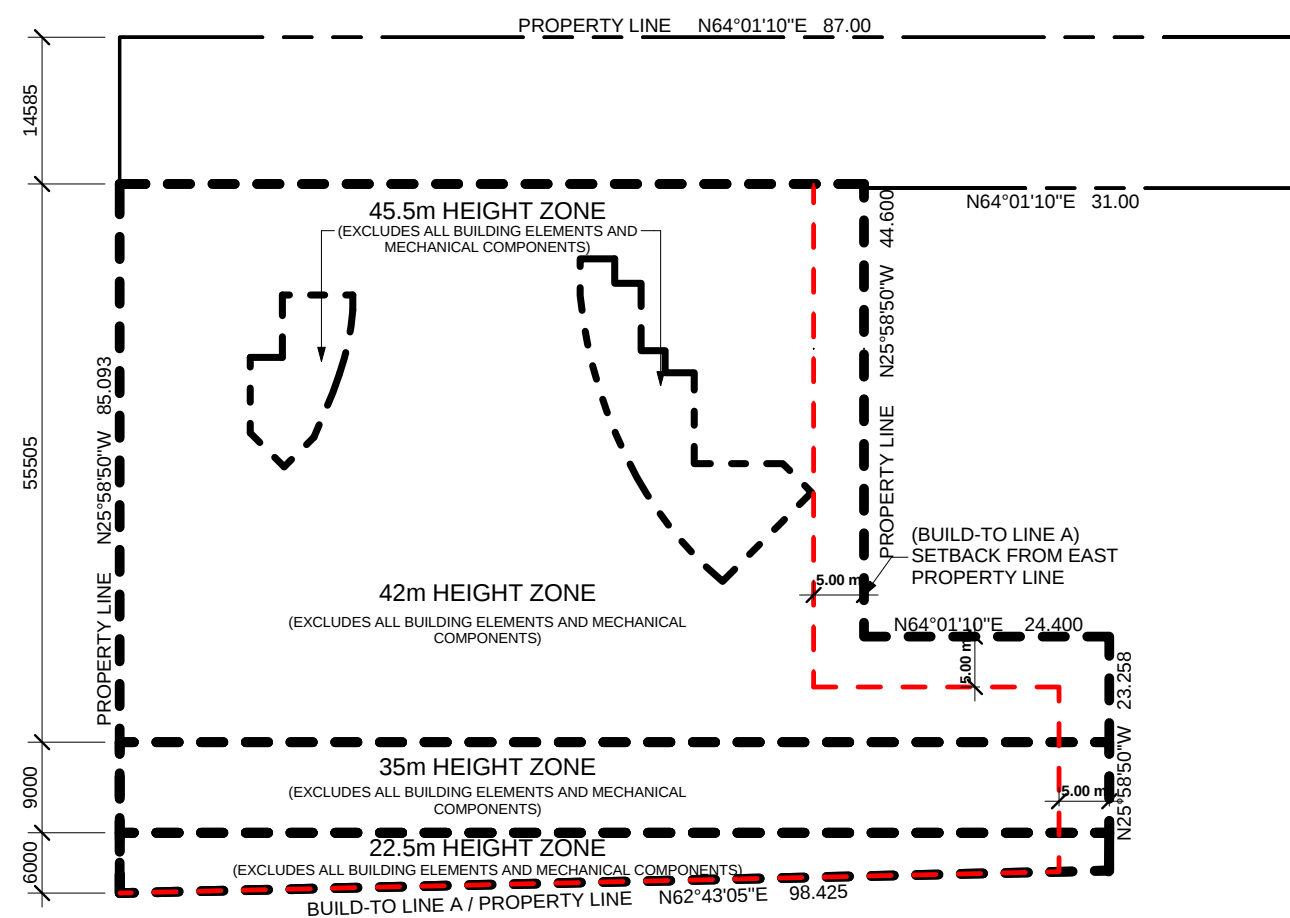
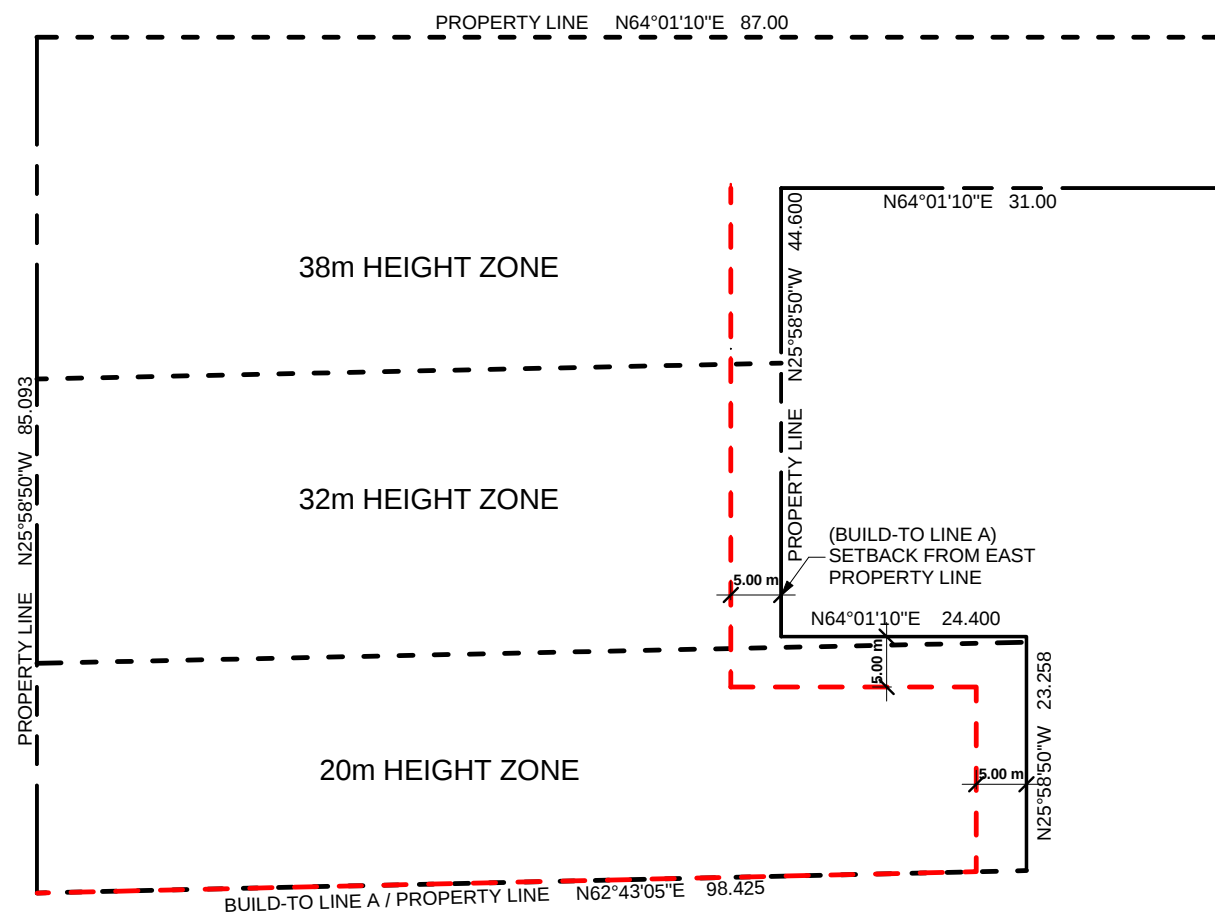
Drawing Title  
**COVER SHEET**

Project

**AQUAVISTA**  
263 Queens Quay East  
Scale

|             |              |
|-------------|--------------|
| Drawn by    | E.V.         |
| Checked by  | C.L.         |
| Project No. | 13148        |
| Date        | June 4, 2015 |
| Drawing No. |              |

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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

## ZONING HEIGHT MAPS

Project

AQUAVISTA

263 Queens Quay East

Scale

1 : 700

Drawn by

E.V.

Checked by \_\_\_\_\_

C.L.

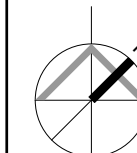
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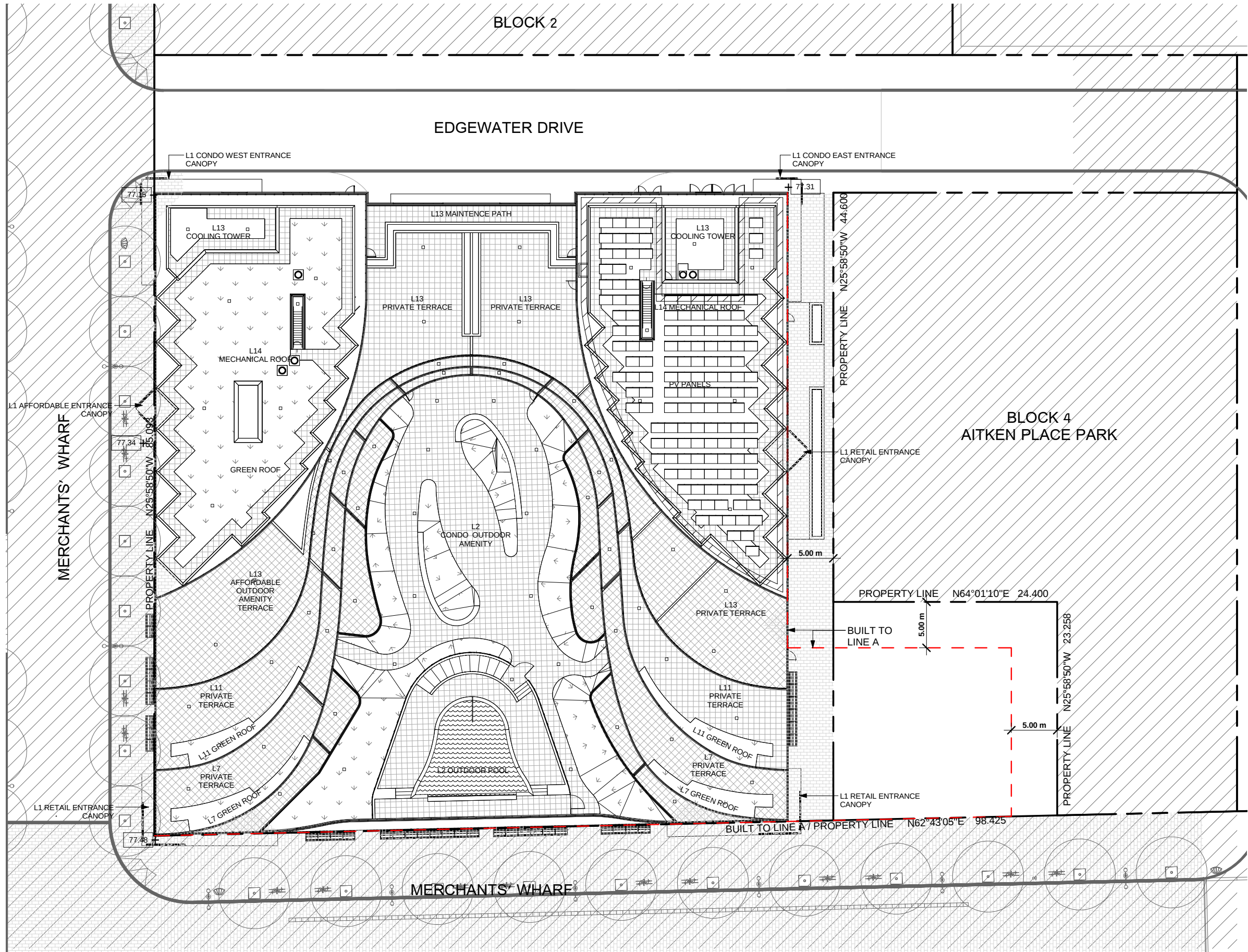
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 Signature





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AT BAYSIDE TORONTO

Drawing Title

SITE PLAN

Project

**AQUAVISTA**

263 Queens Quay East

Scale

1 : 400

Drawn by

E.V.

Checked by

C.L.

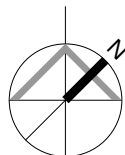
Project No.

13148

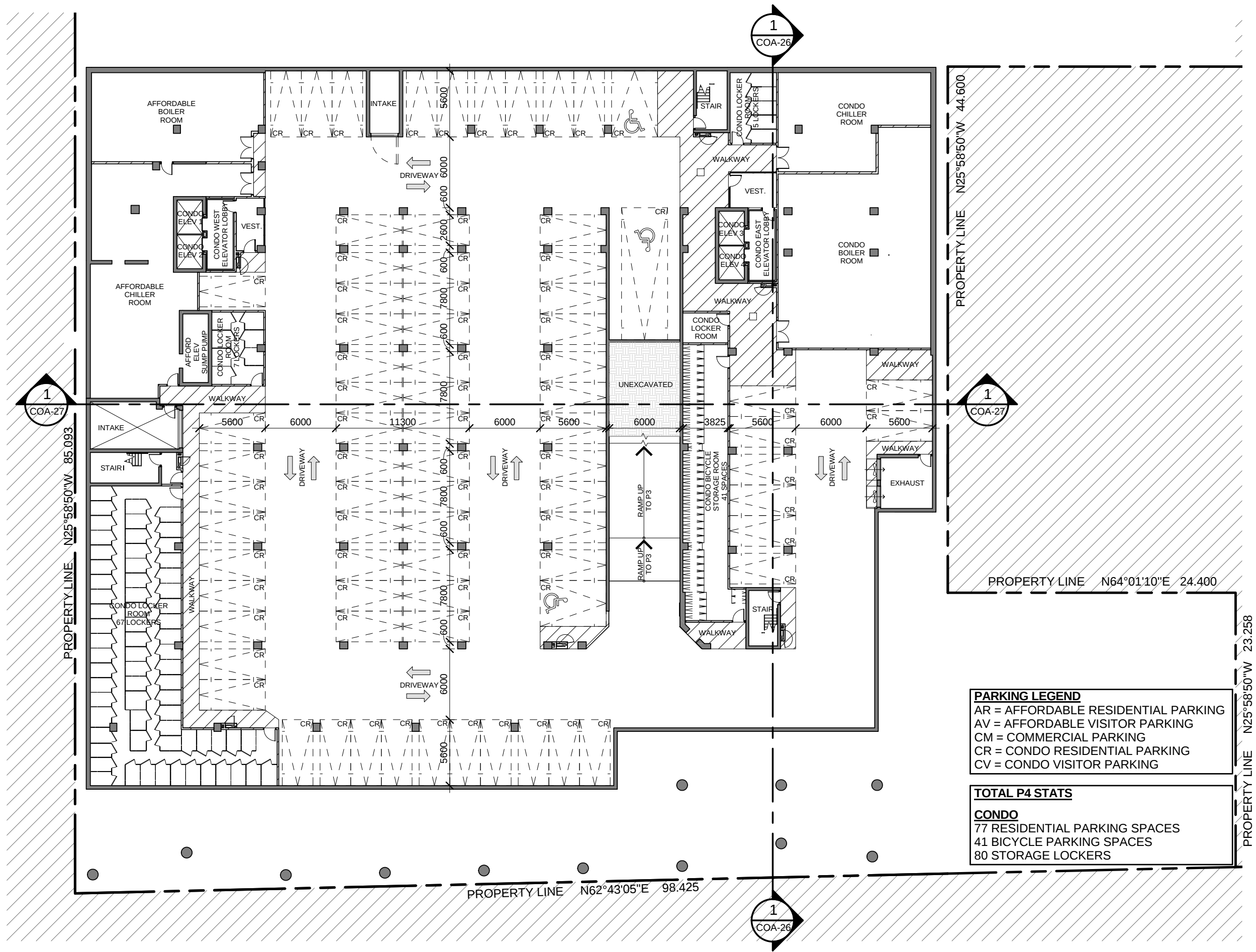
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**COA-03**



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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

P4 FLOOR PLAN

Project

AQUAVISTA

263 Queens Quay East

Scale

1 : 300

Drawn by

E.V.

Checked by

C.L.

Project No.

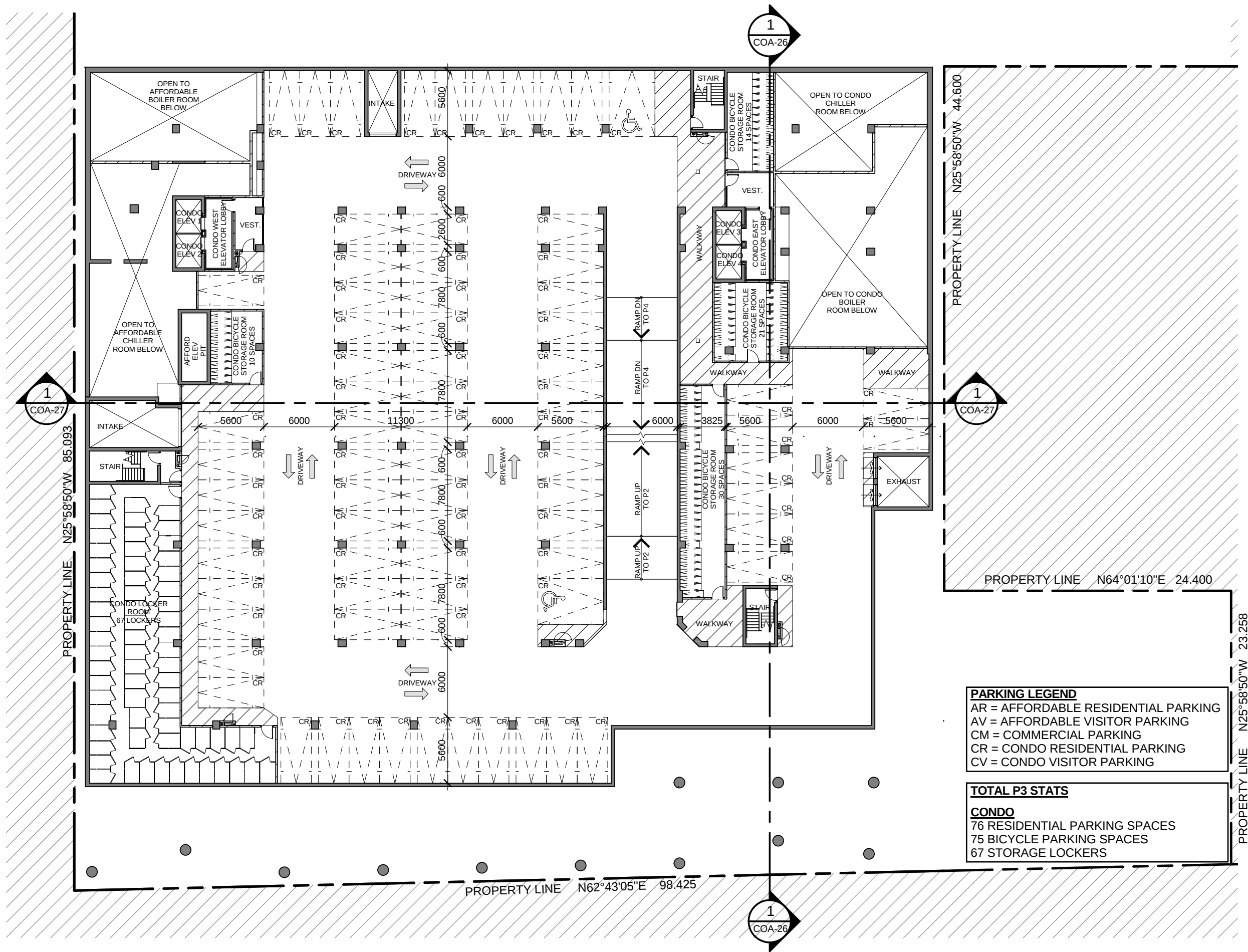
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**COA-04**



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**AQUAVISTA**  
AT BAYSIDE TORONTO

P3 FLOOR PLAN

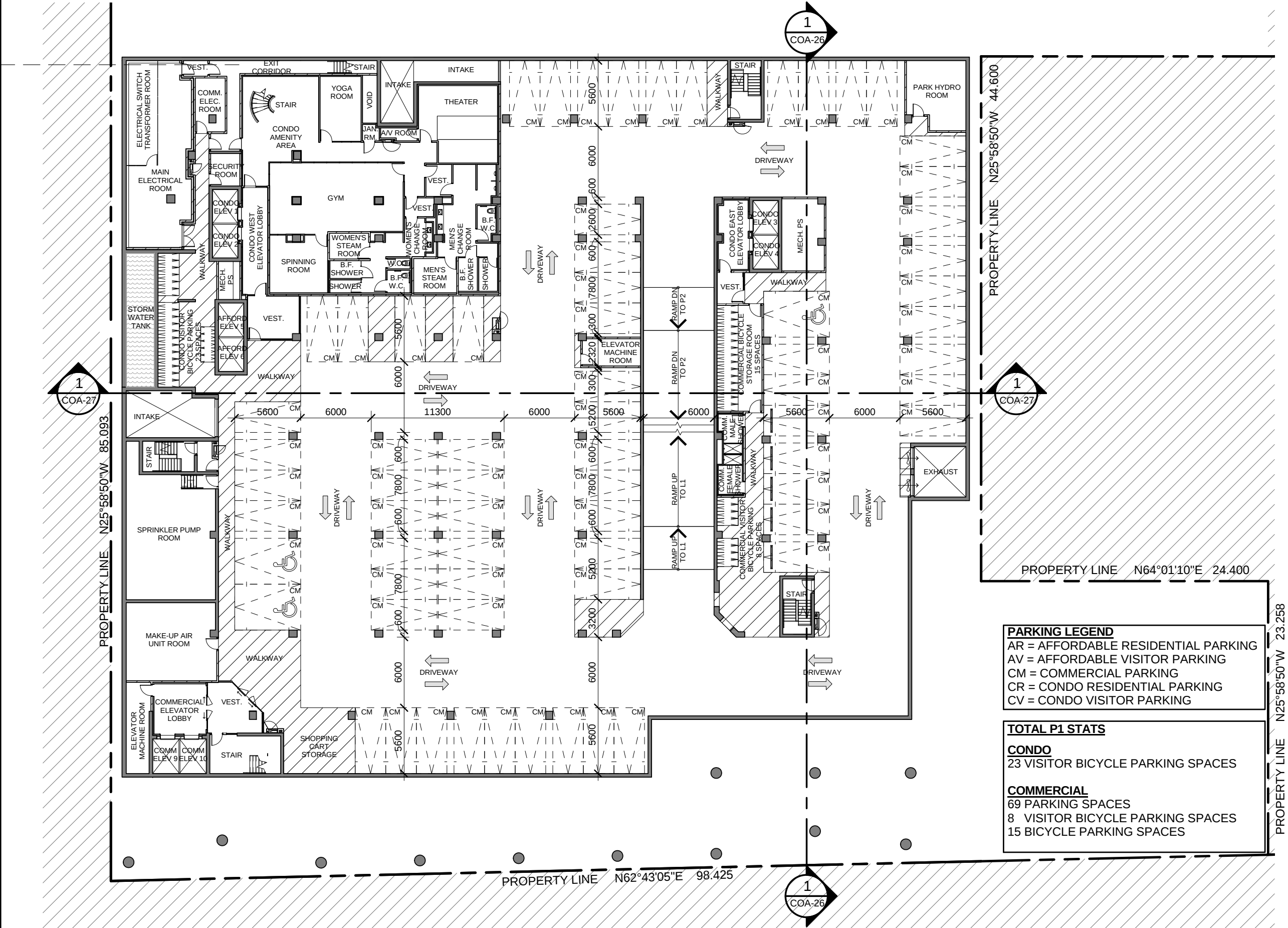
**PARKING LEGEND**  
AR = AFFORDABLE RESIDENTIAL PARKING  
AV = AFFORDABLE VISITOR PARKING  
CM = COMMERCIAL PARKING  
CR = CONDO RESIDENTIAL PARKING  
CV = CONDO VISITOR PARKING

**TOTAL P3 STATS**  
**CONDO**  
76 RESIDENTIAL PARKING SPACES  
75 BICYCLE PARKING SPACES  
67 STORAGE LOCKERS

**AQUAVISTA**  
263 Queens Quay East  
Scale  
1 : 300  
Drawn by  
E.V.  
Checked by  
C.L.  
Project No.  
13148  
Date  
June 4, 2015  
Drawing No.

**COA-05**





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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

P1 FLOOR PLAN

Project

AQUAVISTA

263 Queens Quay East

Scale

1 : 300

Drawn by

E.V.

Checked by

C.L.

Project No.

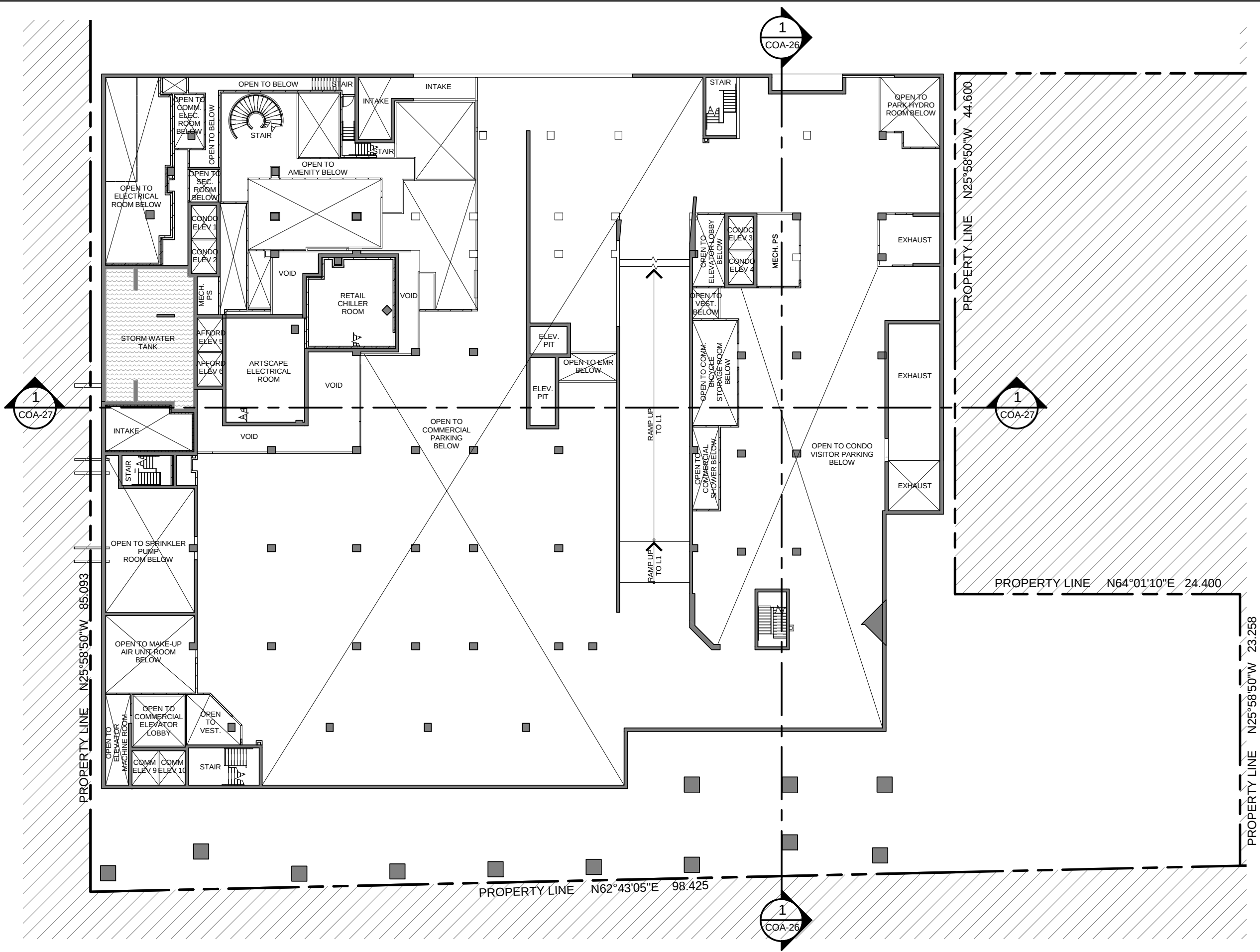
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**COA-07**



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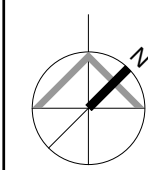
Drawing Title

P1 MEZZ FLOOR PLAN

Project

**AQUAVISTA**  
263 Queens Quay East

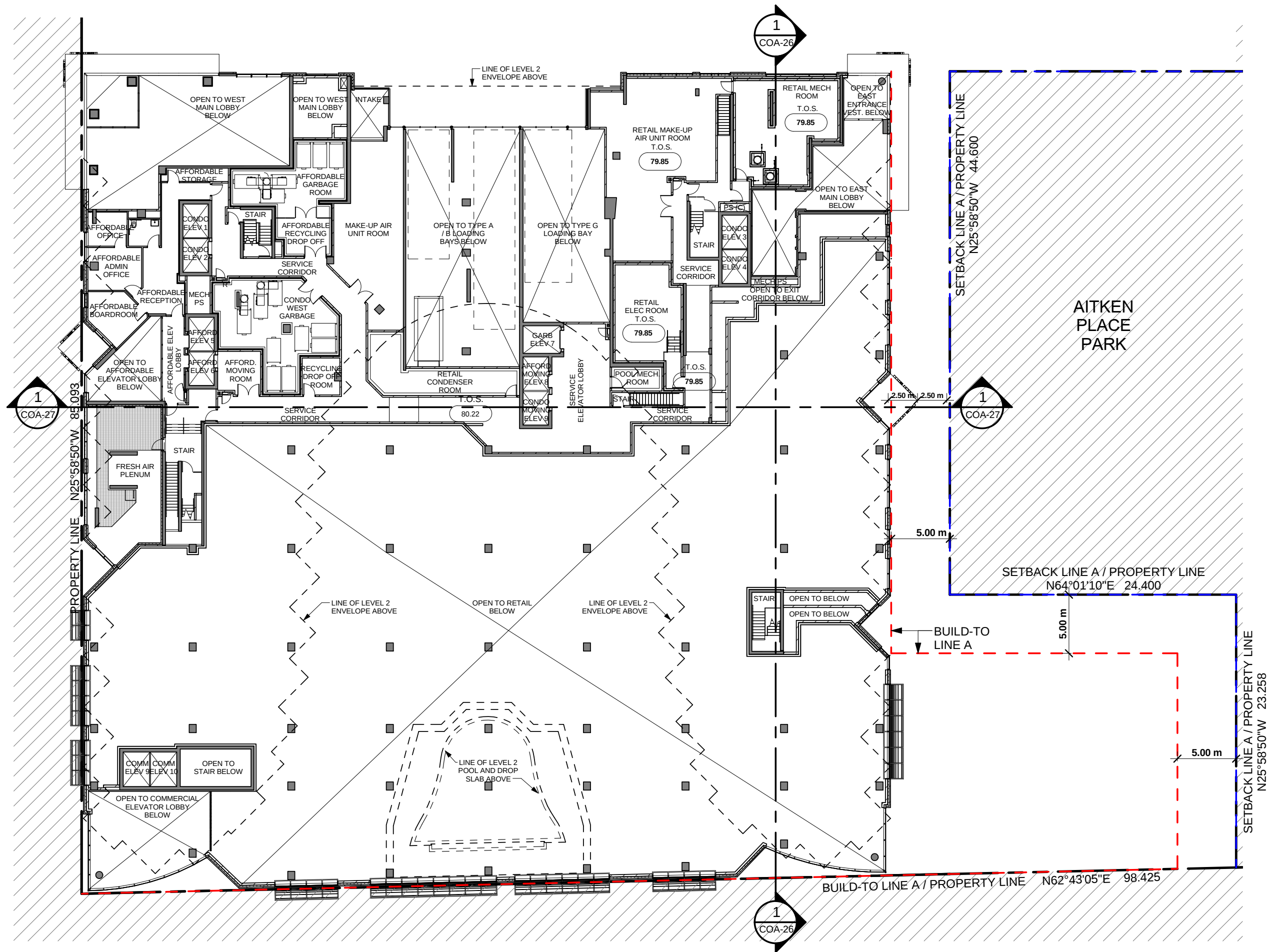
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Project No.  
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Date  
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**COA-08**

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COA-09



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AT BAYSIDE TORONTO

Drawing Title

LEVEL 1 MEZZ FLOOR PLAN

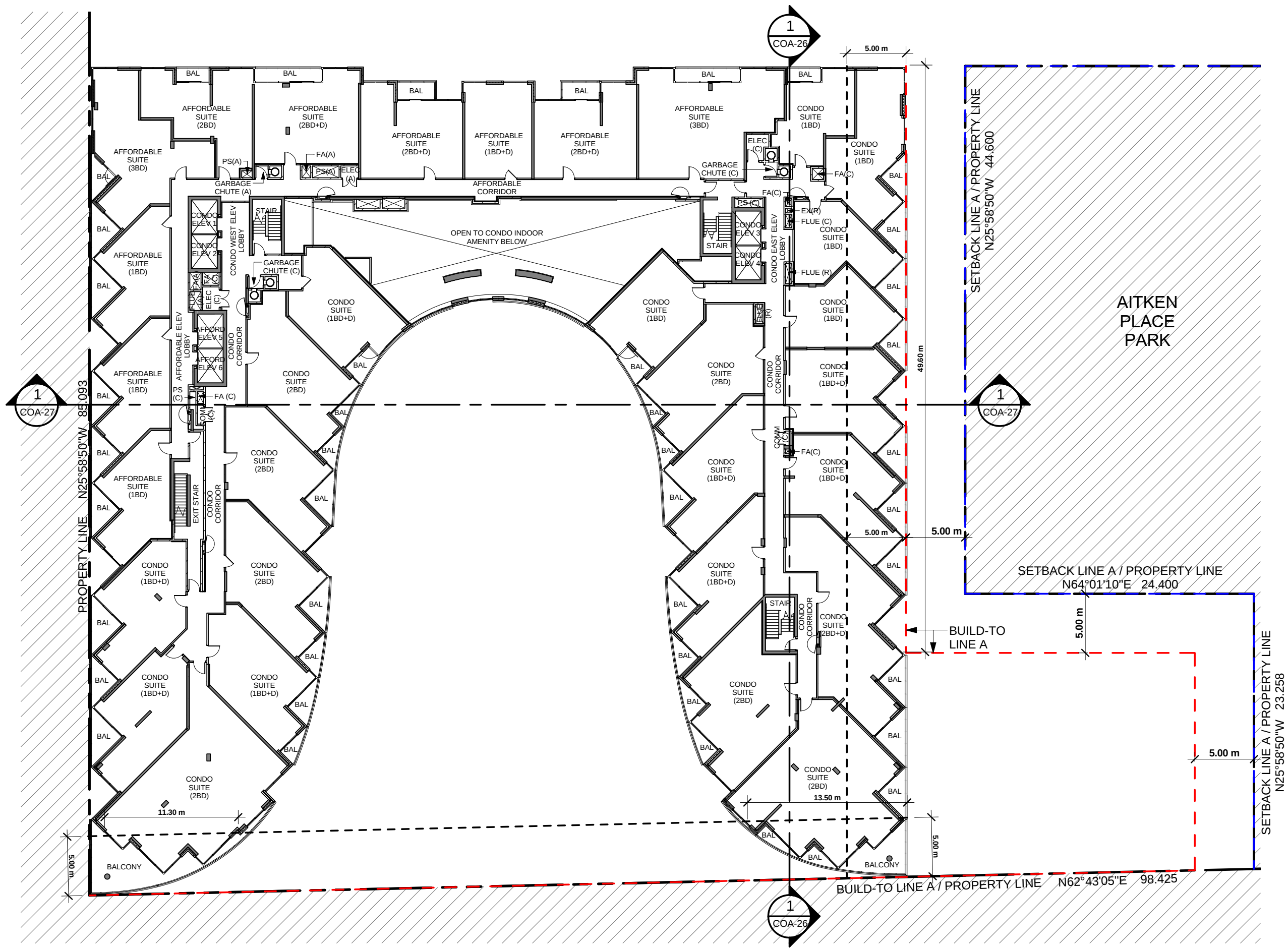
Project

**AQUAVISTA**  
263 Queens Quay East

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**COA-10**





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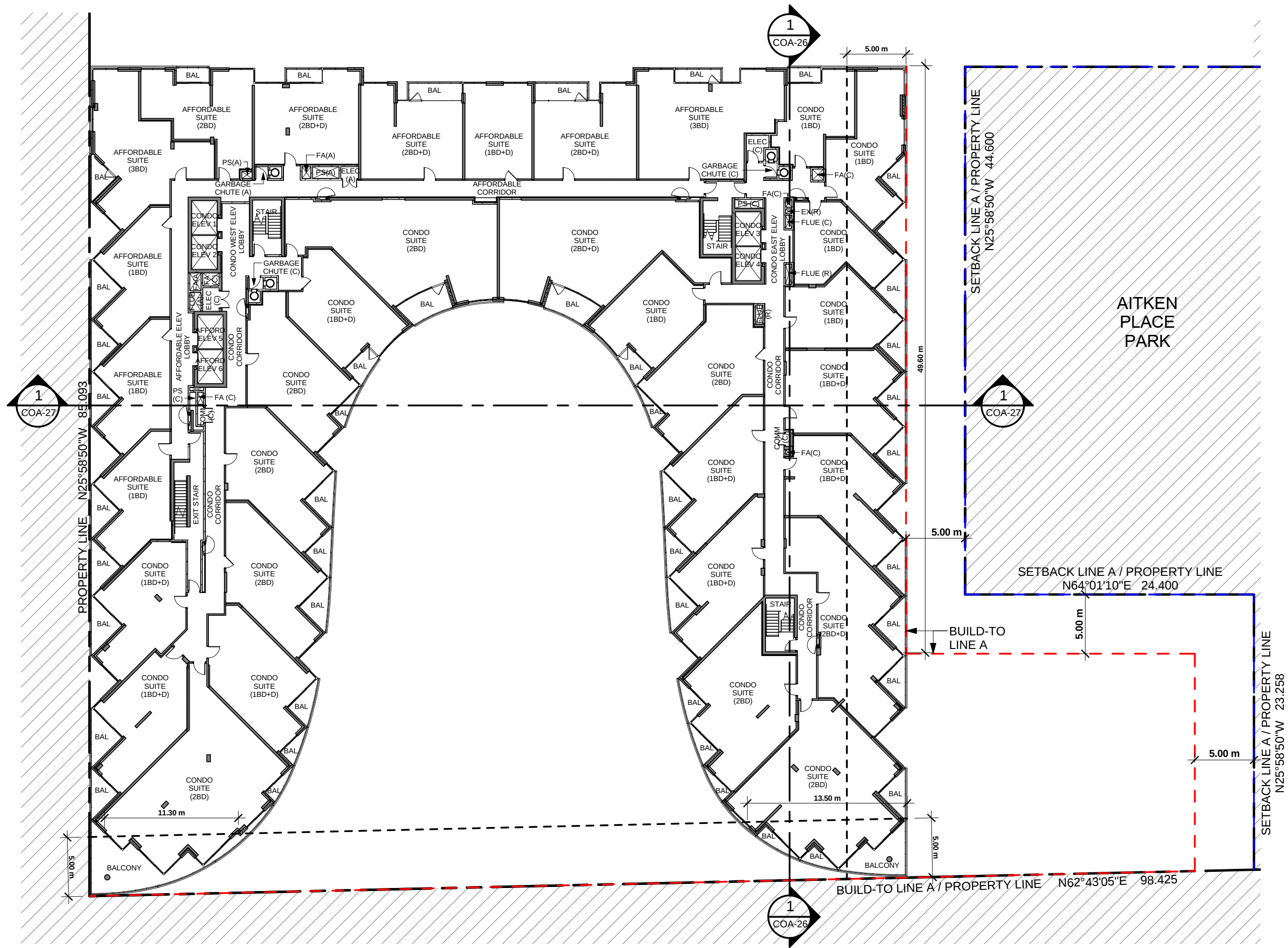
Drawing Title  
**LEVEL 3 FLOOR PLAN**

Project

**AQUAVISTA**  
263 Queens Quay East  
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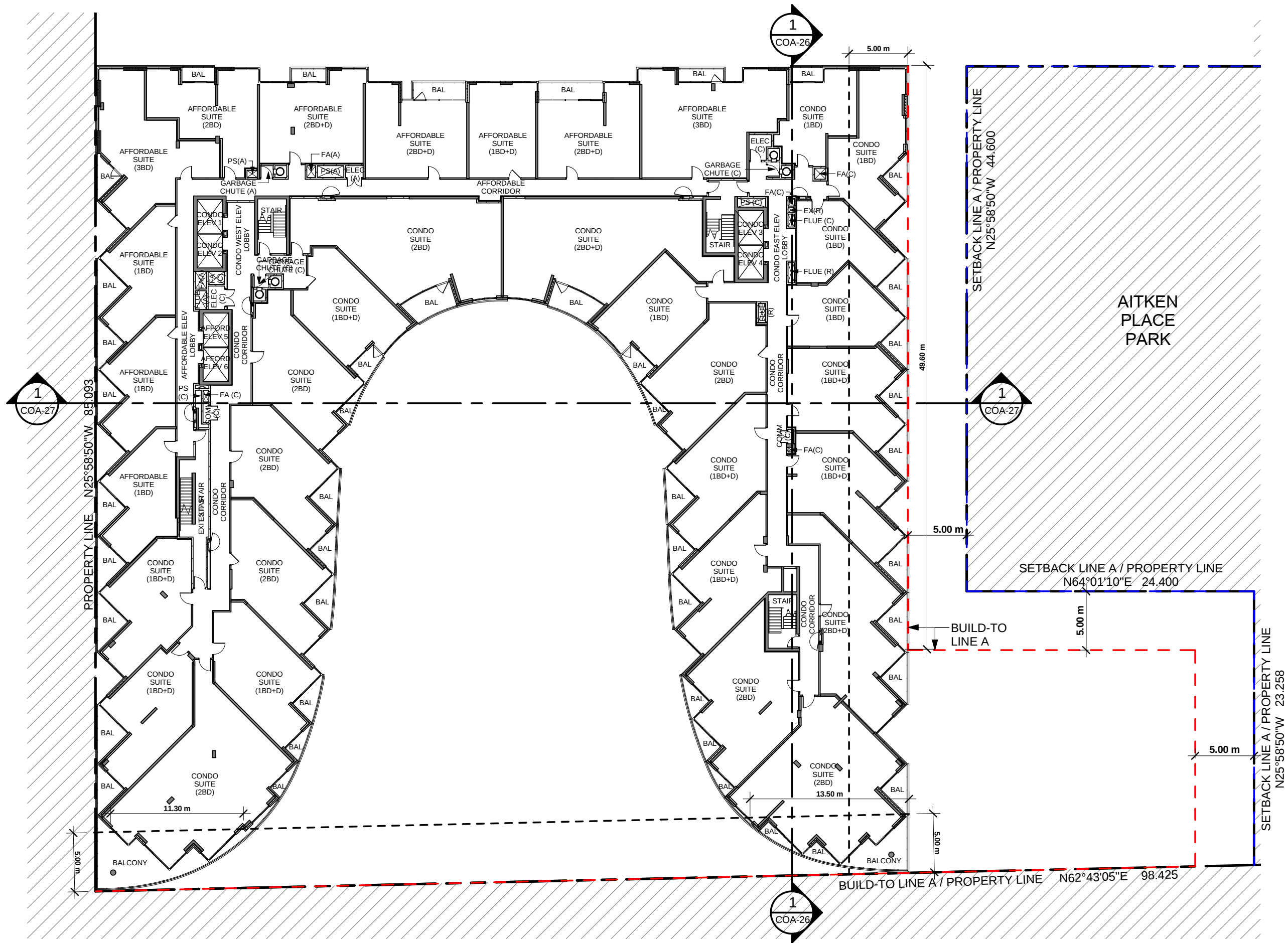
LEVEL 4-5 FLOOR PLAN

Project

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263 Queens Quay East  
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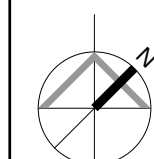
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LEVEL 6 FLOOR PLAN

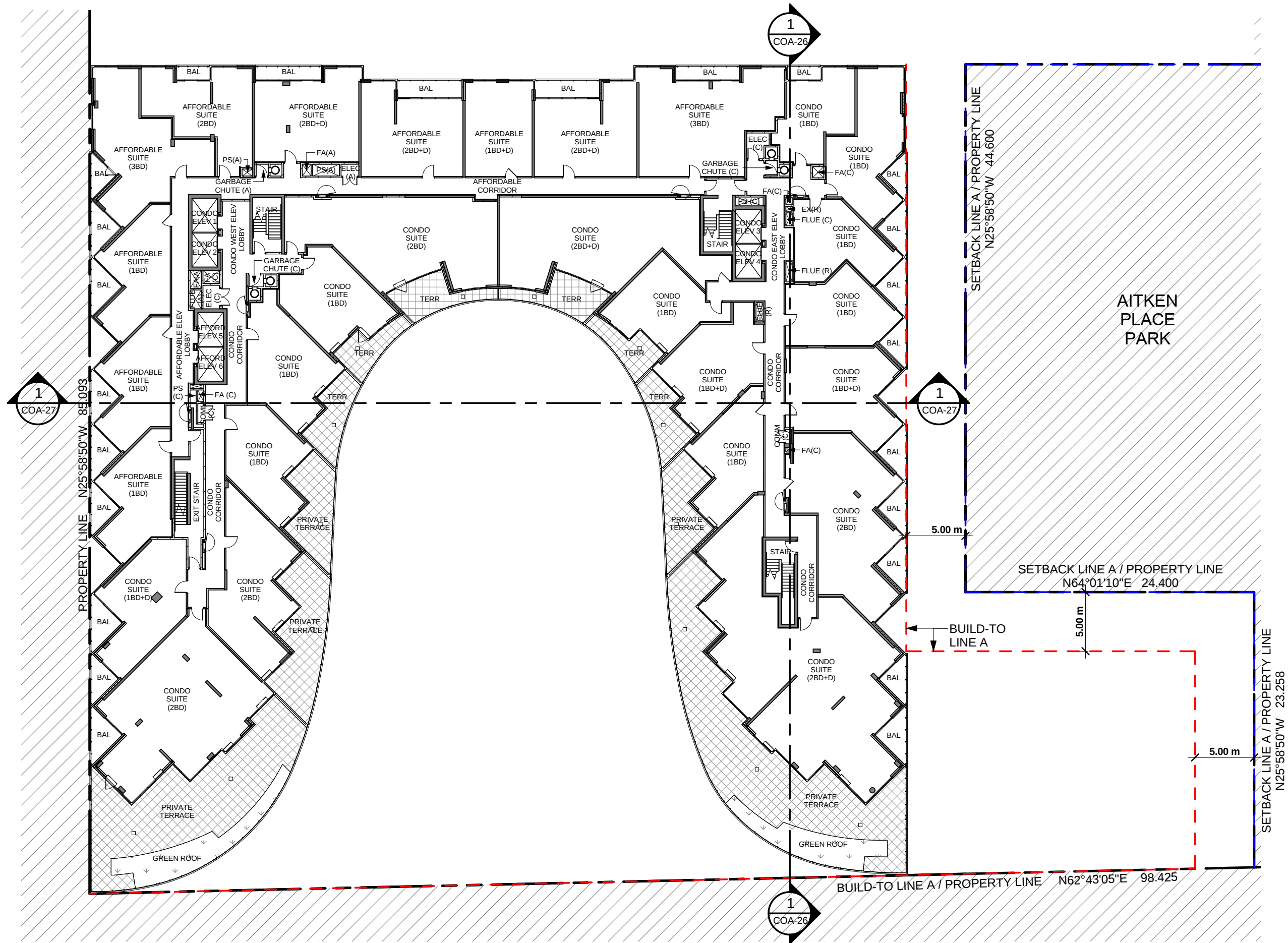
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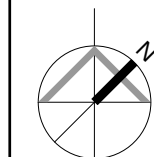
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LEVEL 7 FLOOR PLAN

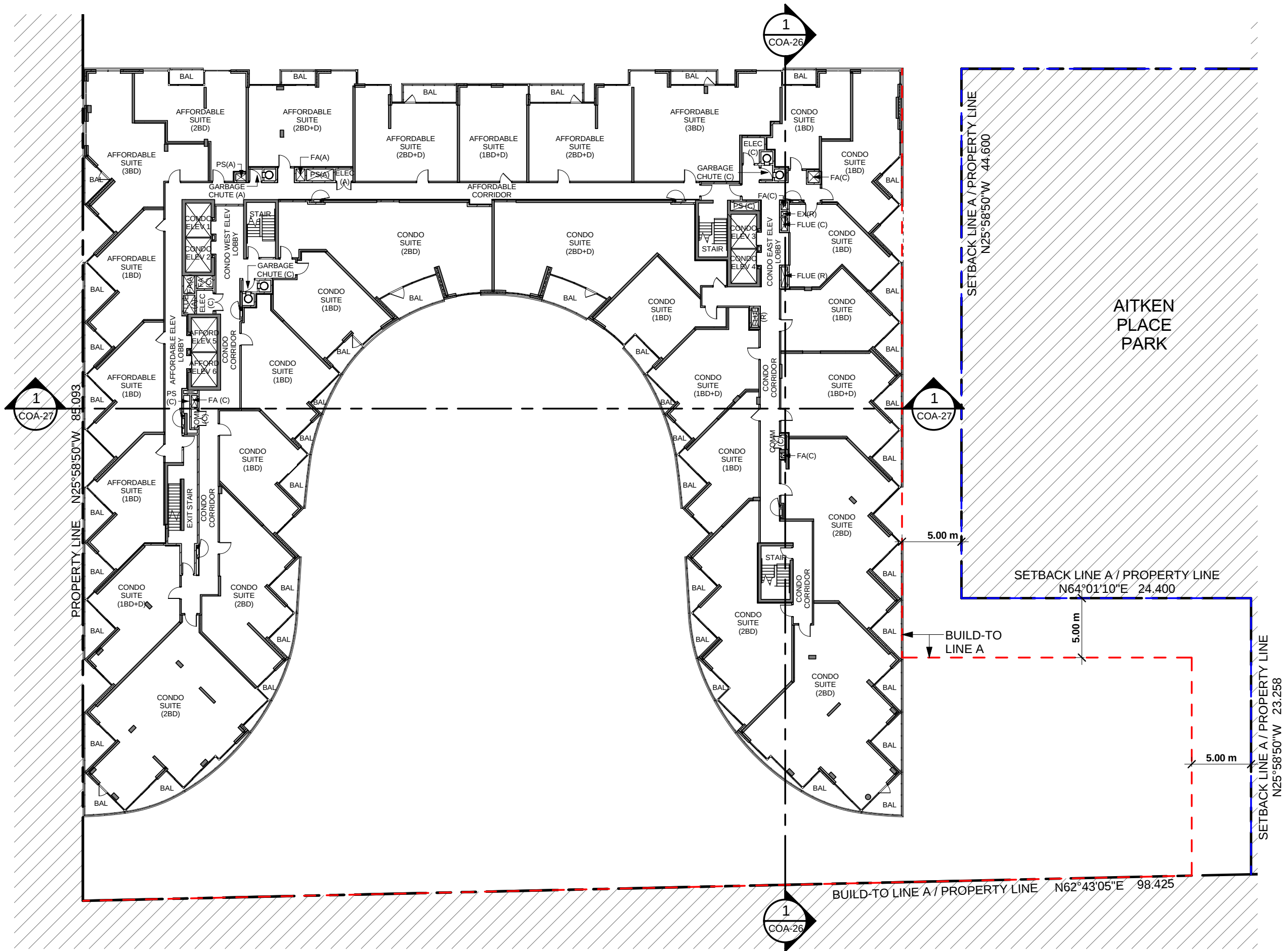
Project

**AQUAVISTA**  
263 Queens Quay East

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C.L.  
Project No.  
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Date  
June 4, 2015  
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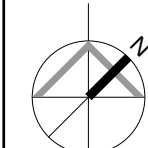
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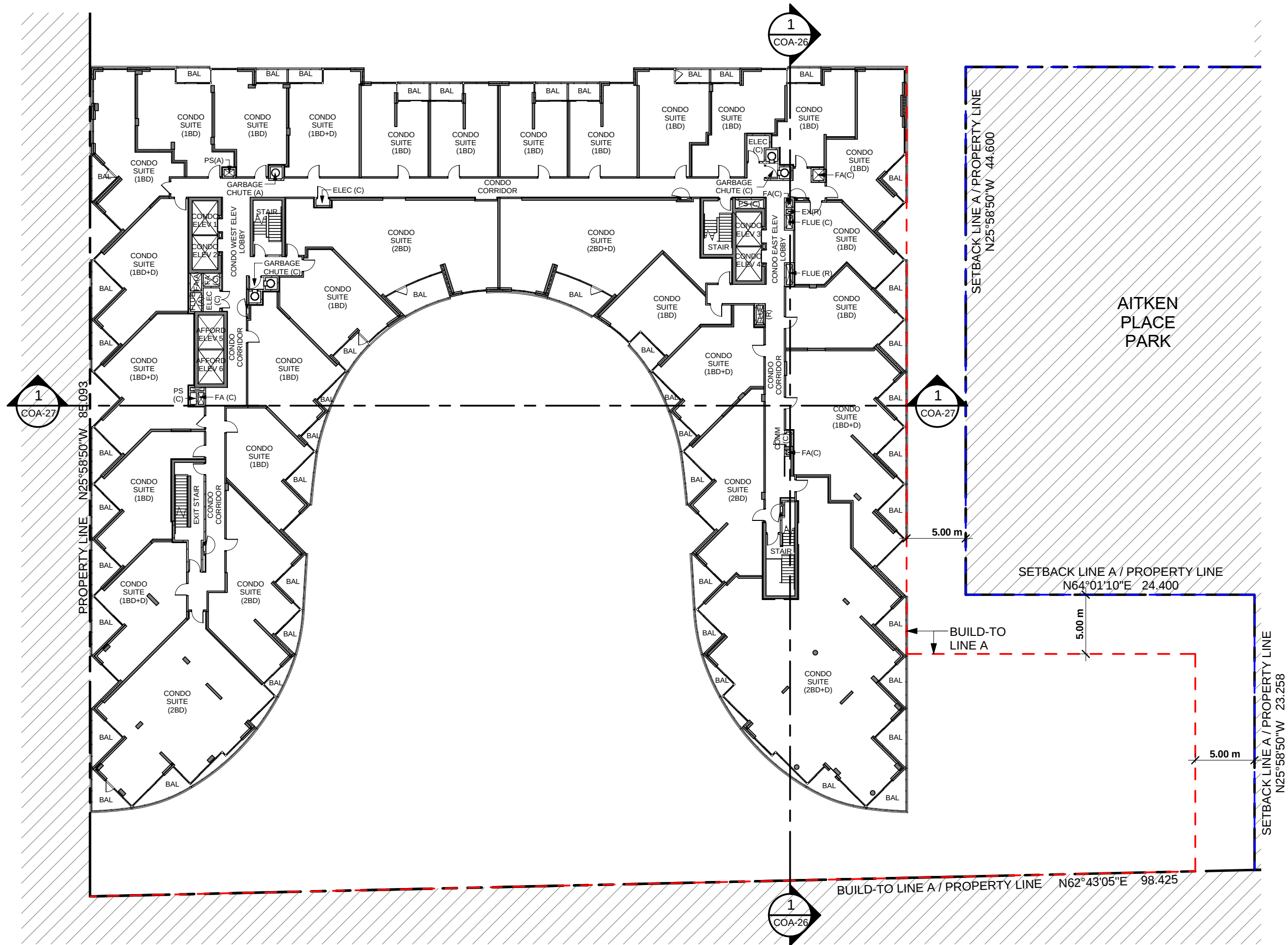
LEVEL 8-9 FLOOR PLAN

**AQUAVISTA**  
263 Queens Quay East

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Drawn by: E.V.  
Checked by: C.L.  
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**COA-16**



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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title  
**LEVEL 10 FLOOR PLAN**

Project

**AQUAVISTA**  
263 Queens Quay East

Scale

1 : 300

Drawn by

E.V.

Checked by

C.L.

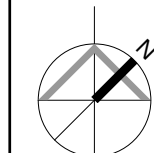
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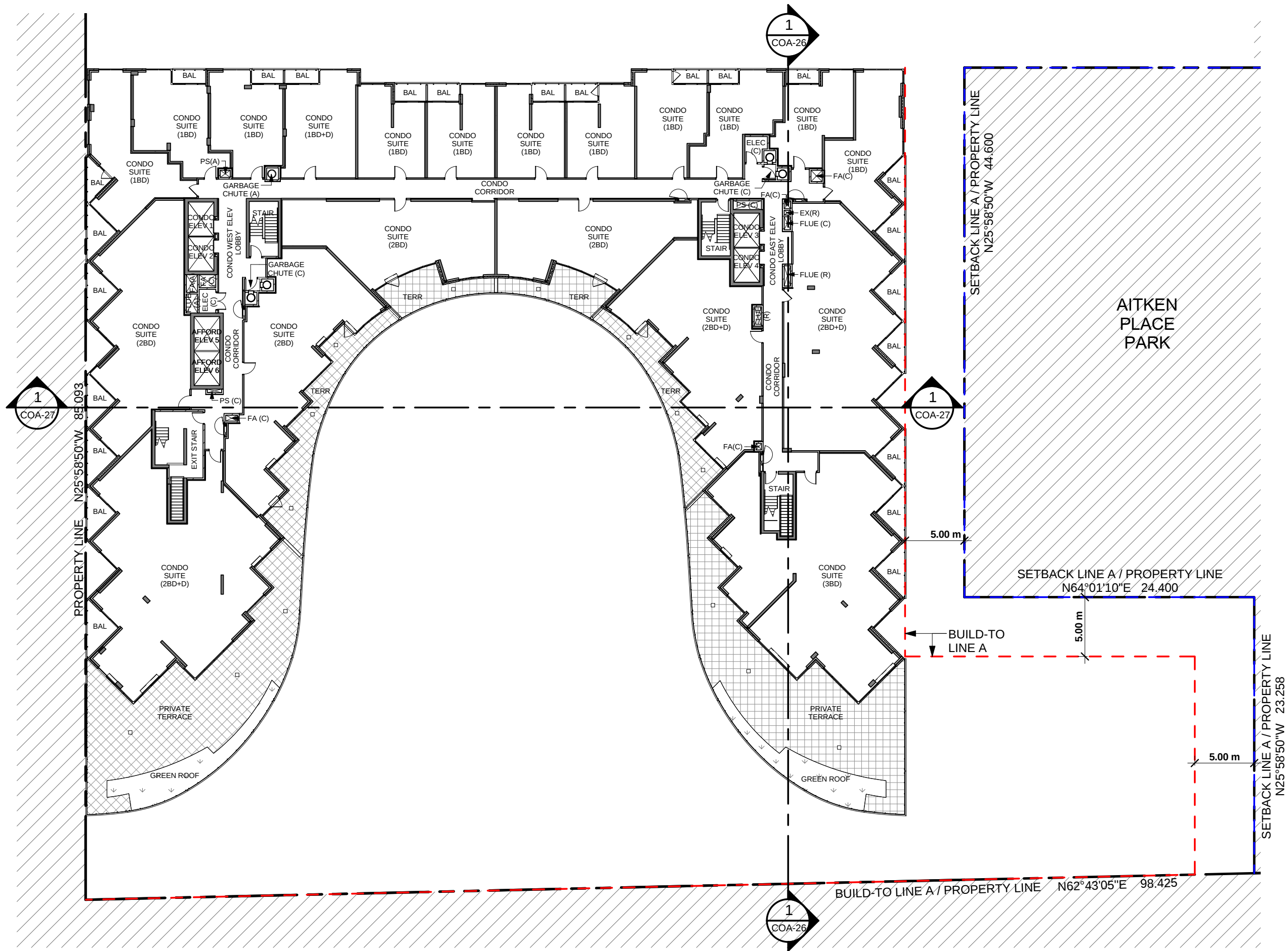
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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

LEVEL 11 FLOOR PLAN

Project

AQUAVISTA

263 Queens Quay East

Scale

1 : 300

Drawn by

E.V.

Checked by

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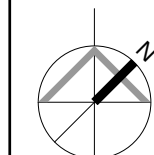
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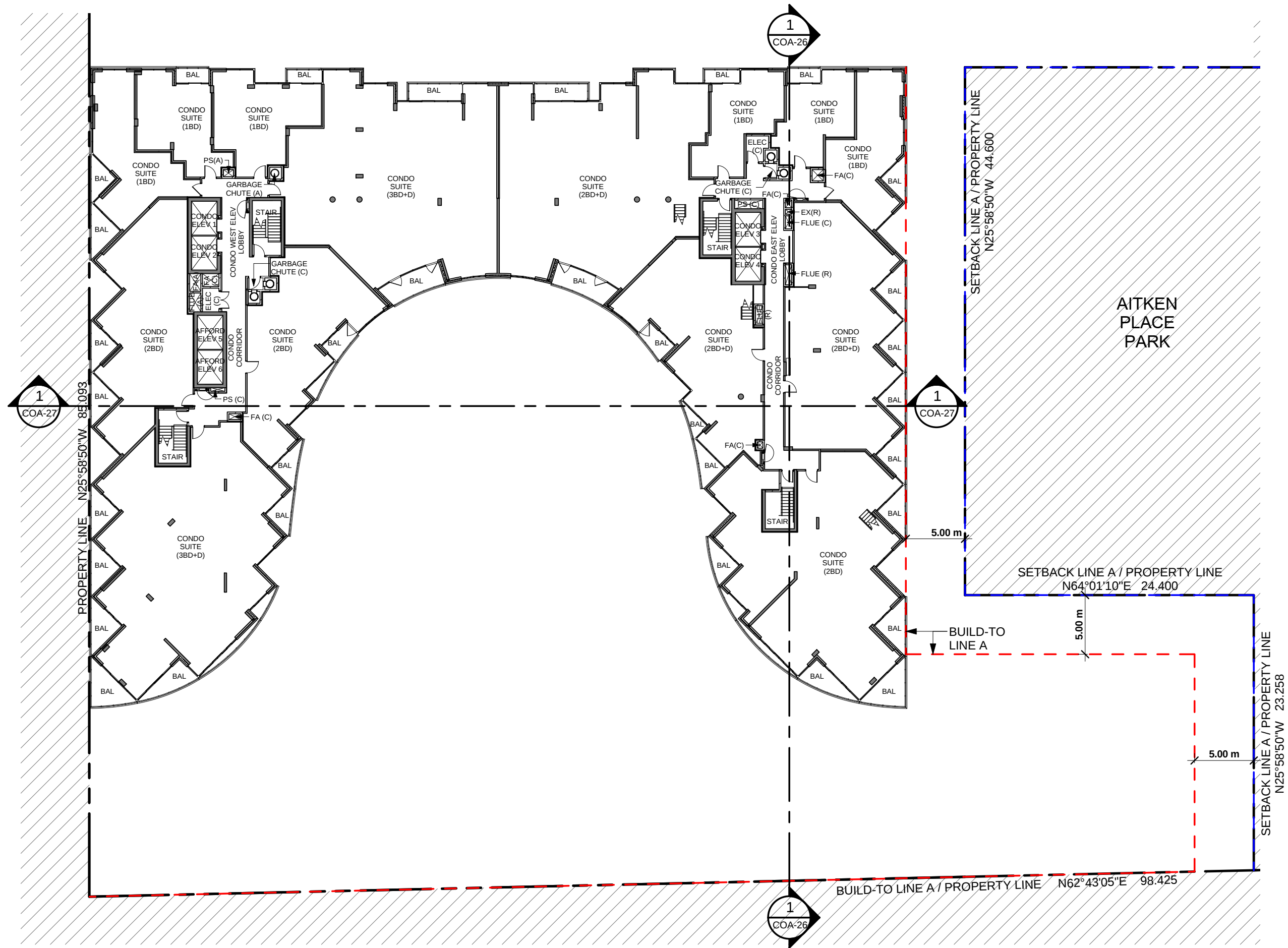
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Drawing Title

LEVEL 12 FLOOR PLAN

Project

AQUAVISTA

263 Queens Quay East

Scale

1 : 300

Drawn by

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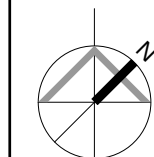
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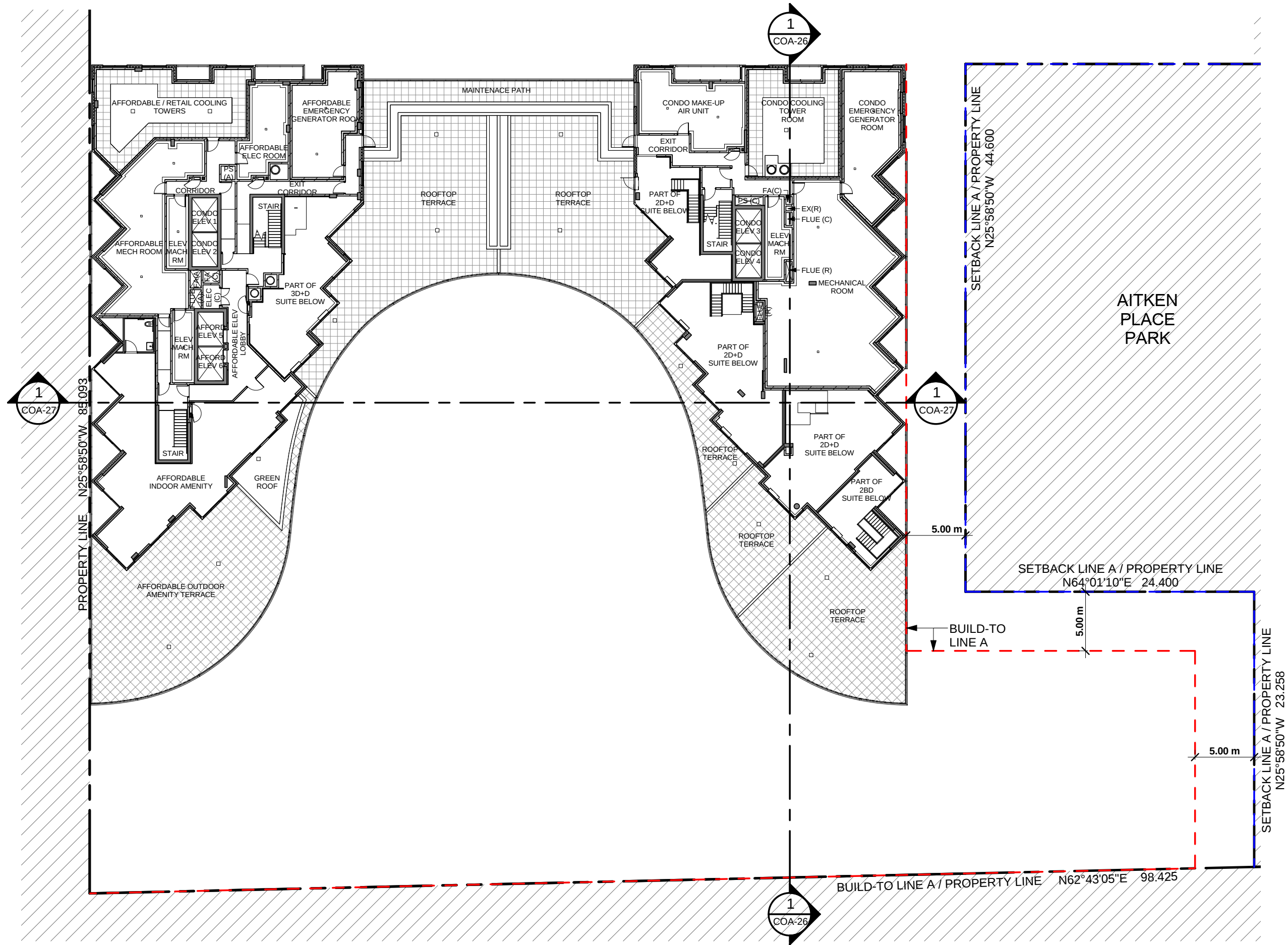
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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

LEVEL 13 FLOOR PLAN

Project

AQUAVISTA

263 Queens Quay East

Scale

1 : 300

Drawn by

E.V.

Checked by

C.L.

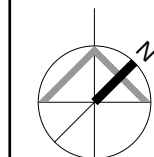
Project No.

13148

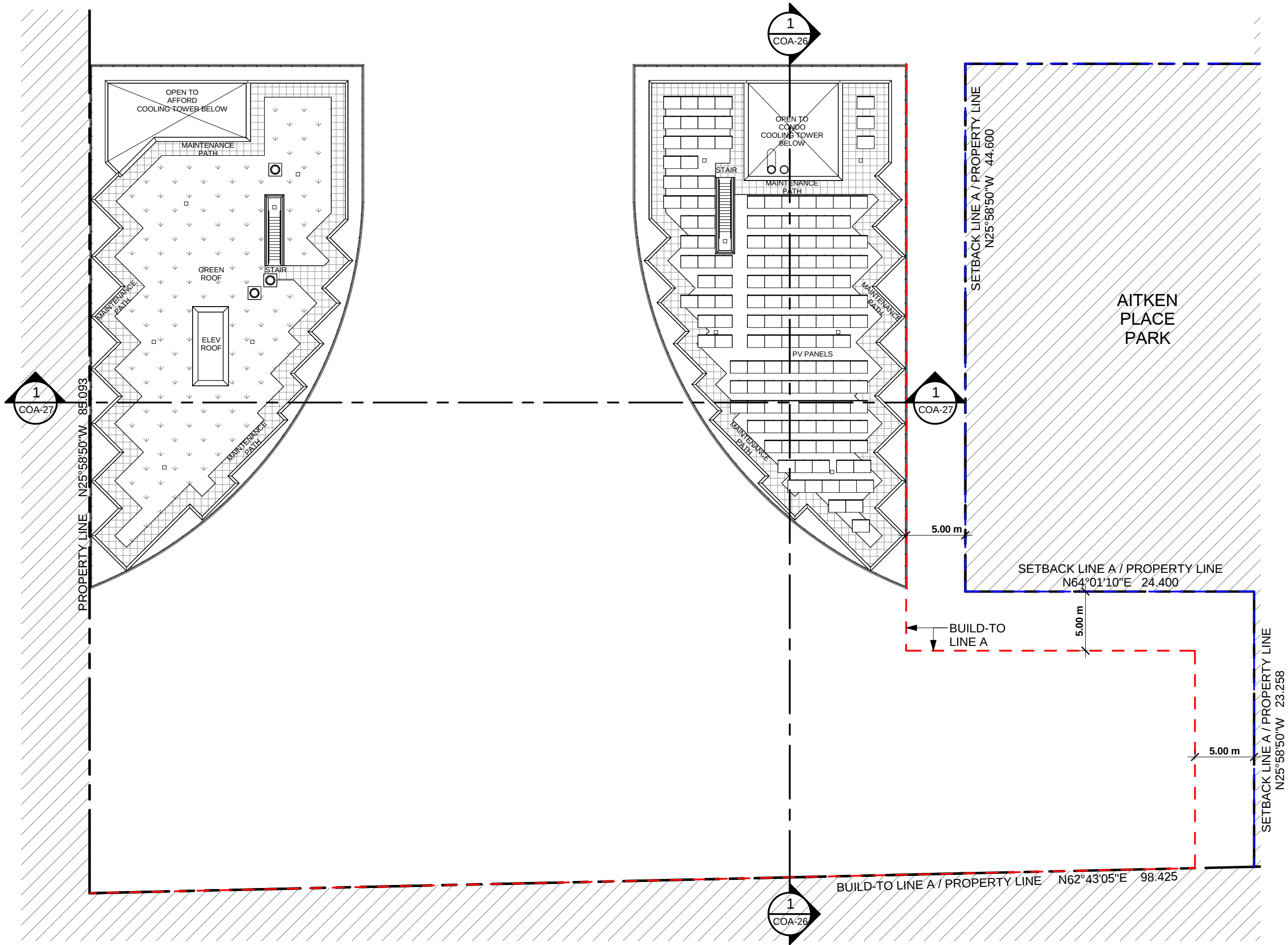
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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

LEVEL 14 (ROOF)  
FLOOR PLAN

Project

**AQUAVISTA**  
263 Queens Quay East

Scale  
1 : 300  
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Project No.  
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Date  
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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

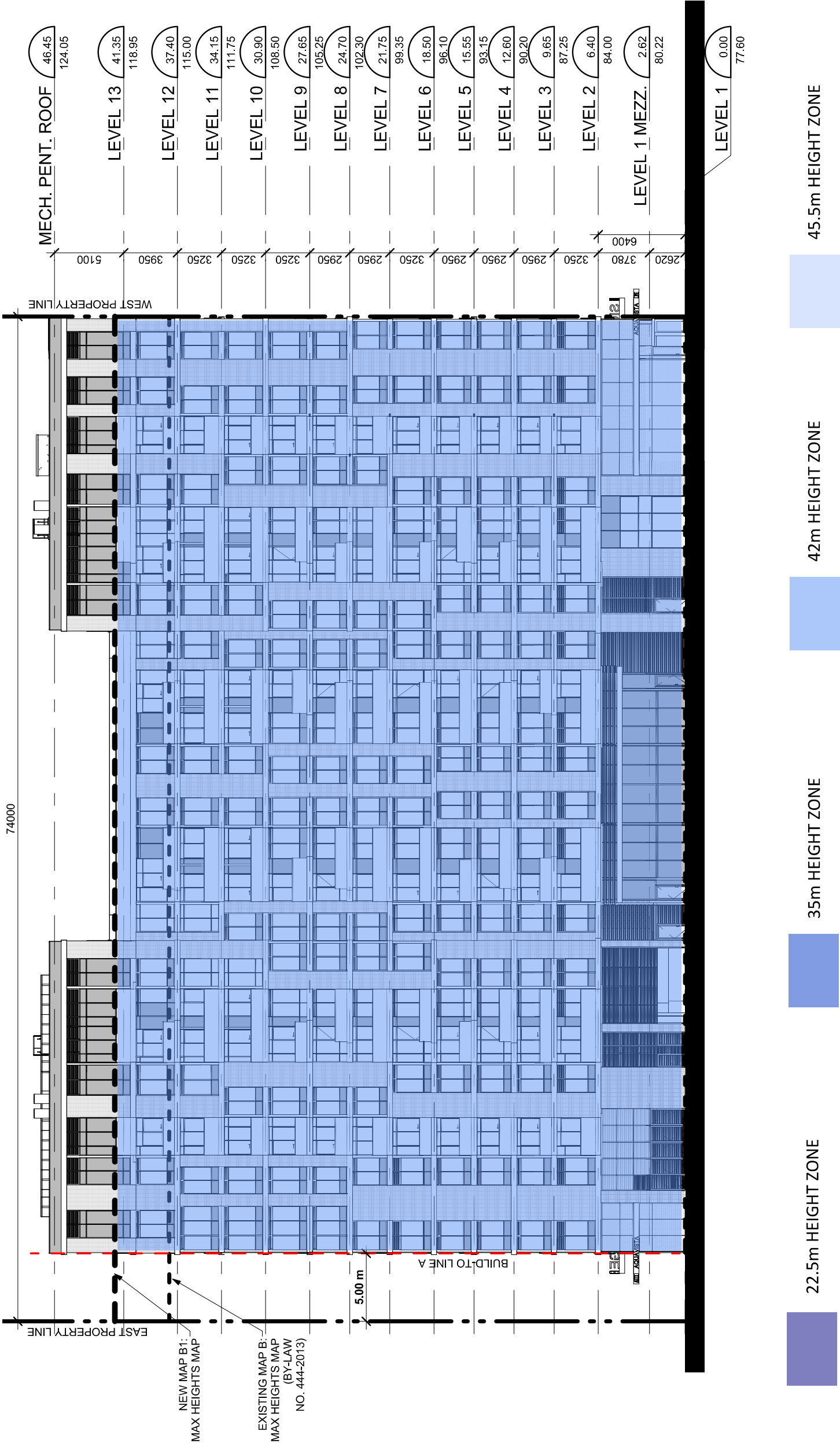
**NORTH ELEVATION**

Project

**AQUAVISTA**  
263 Queens Quay East

|             |              |
|-------------|--------------|
| Scale       | 1 : 300      |
| Drawn by    | E.V.         |
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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

**SOUTH ELEVATION**

Project

**AQUAVISTA**  
263 Queens Quay East

|              |             |
|--------------|-------------|
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| C.L.         | Checked by  |
| 13148        | Project No. |
| June 4, 2015 | Date        |
|              | Drawing No. |

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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

EAST ELEVATION

Project

AQUAVISTA

263 Queens Quay East

Scale

1 : 300

Drawn by

E.V.

Checked by

C.L.

Project No.

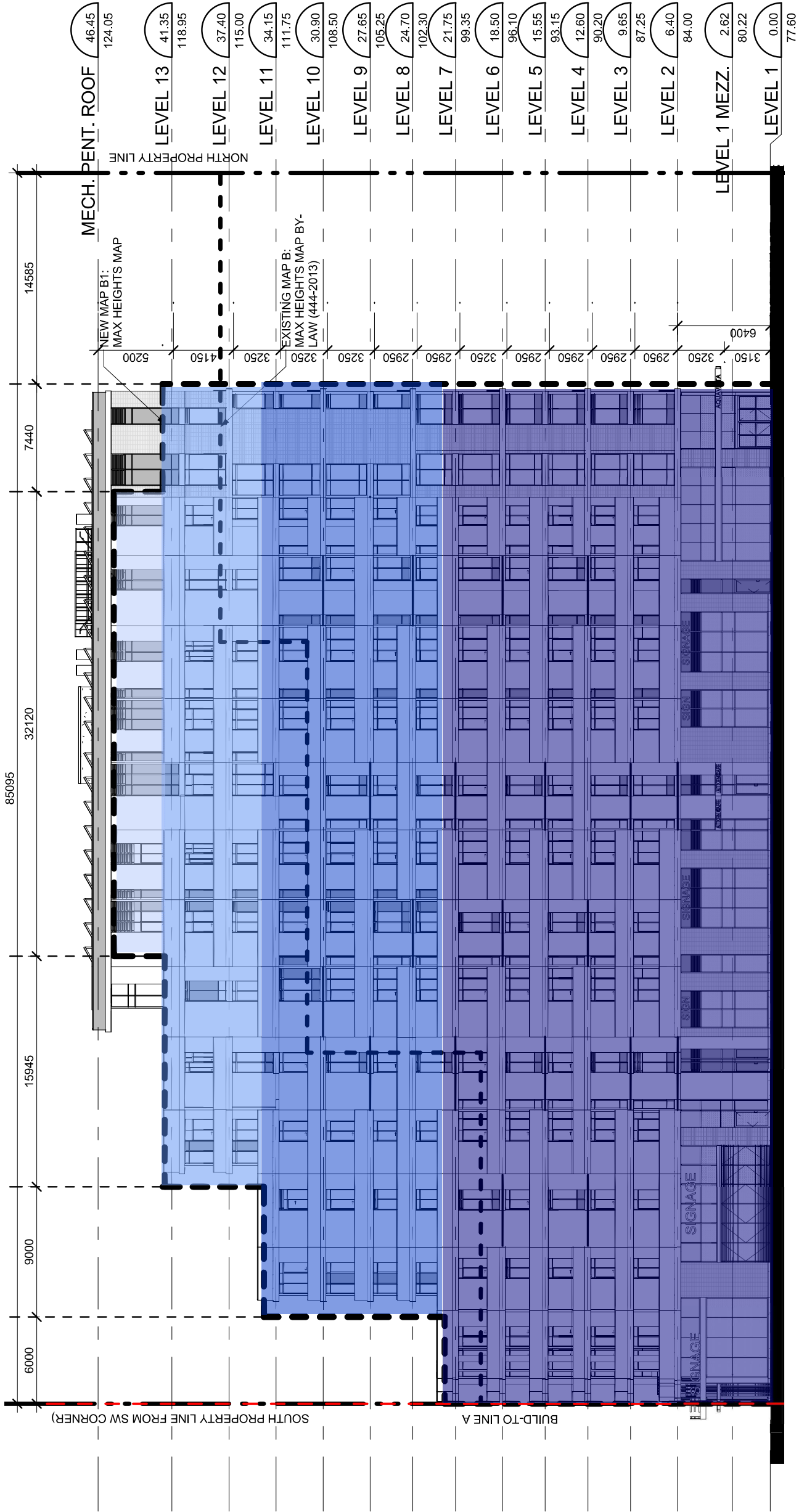
13148

Date

June 4, 2015

Drawing No.

COA-24



22.5m HEIGHT ZONE

35m HEIGHT ZONE

42m HEIGHT ZONE

45.5m HEIGHT ZONE

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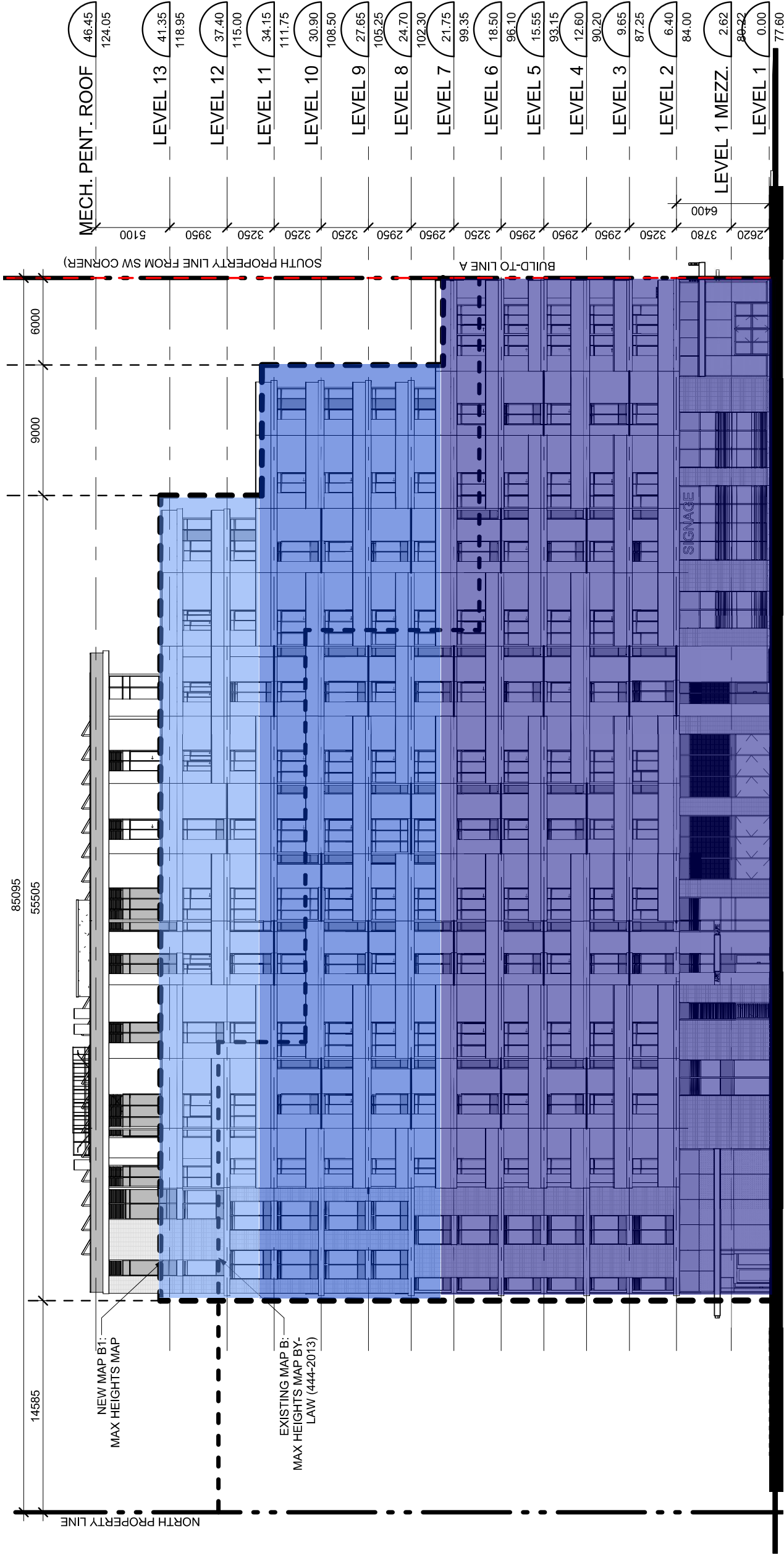
**AQUAVISTA**  
AT BAYSIDE TORONTO

|                |
|----------------|
| Drawing Title  |
| WEST ELEVATION |
| Project        |

**AQUAVISTA**  
263 Queens Quay East

|              |
|--------------|
| Scale        |
| 1 : 300      |
| Drawn by     |
| E.V.         |
| Checked by   |
| C.L.         |
| Project No.  |
| 13148        |
| Date         |
| June 4, 2015 |
| Drawing No.  |

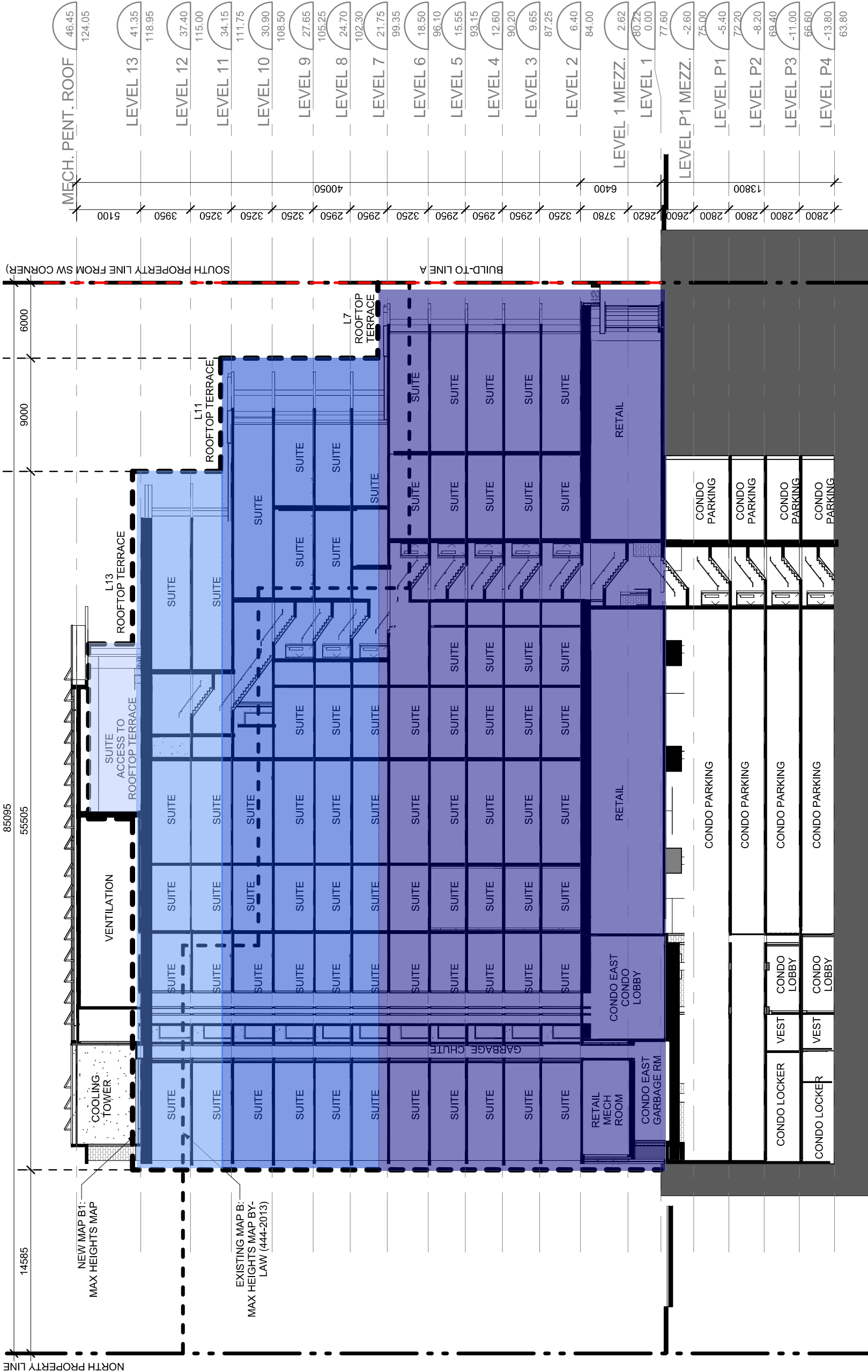
**COA-25**



22.5m HEIGHT ZONE

35m HEIGHT ZONE

42m HEIGHT ZONE



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**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

**NORTH-SOUTH  
BUILDING SECTION**

Project

**AQUAVISTA**  
263 Queens Quay East

Scale

1 : 300

Drawn by

E.V.

Checked by

C.L.

Project No.

13148

Date

June 4, 2015

Drawing No.

COA-26



AQUAVISTA (Bayside R3 & R4)  
Proposed Residential Development  
261 Queens Quay East  
6/4/2014

Project Statistics - Marketing and Condo Doc

Project No. 13-148

1.0 Site Area

|                                                               | hectare | sq.m.    | sq.ft. |
|---------------------------------------------------------------|---------|----------|--------|
| Total Site Area (KRCMAR Survey Drawing 11-117MP01 2013-02-05) | 0.7469  | 7,469.00 | 80,396 |

2.0 Zoning Diagram

Zoning: By-law 438-86 (OMB), 1049-2006, 444-2013  
Legal Description: All of Block 3 and Part of Lot 24. Registered Plan 694-E City of Toronto

3.0 GFA

3.1 By-law Definitions of GFA (per By-law Section 2)

"non-residential gross floor area" means:

the aggregate pf the areas of each floor and the spaces occupied by walls and stairs, above or below grade, of a non-residential building or the non-residential portion of a mixed-use building, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of the following areas:

- (i) a room or enclosed area, including its enclosing walls, within the building or structure above or below grade, that is used exclusively for the accomodation of heating, cooling, ventilating, eelctrical, mechanical (other than escalators) or telecommunications equipment that services the building;
- (ii) loading facilities above or below grade required by this by-law;
- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or bicycles, storage or other accessory use;
- (iv) a part of the building or structure below grade that is used for the parking of motor vehicles or bicycles; and
- (v) a part of the building or structure below grade that was erected and used for one or more non-residential use permitted by this by-law on the lot on January 31, 1978

"residential gross floor area" means:

...the aggregate of the areas of each floor and the space occupied by walls and stairs, above and below grade, of a residential building or the residential portion of a mixed-use building, measured between the exterior faces of the exterior walls of the buiding or structure, exclusive of the following area:

- A. a room or enclosed area, including its enclosing walls within the building or structure above or below grade that is used exclusively for the accomodation of heating, cooling, ventilating, eledtrical, mechanical (other than escalators) or telecommunications equipment that serves the building;
- B. loading facilities required by this By-law or any other zoning by-law;
- C. a part of the building or structure below grade that is used for the parking of motor vehicles or bicycles, residential amenity space or other accessory use, providing the floor level, excluding any access ramp, is at least 0.9m below grade;
- D. above grade residential amenity space required by this By-law; and
- E. above grade bicycle parking spaces required by this By-law

3.2 Residential GFA

3.2.1 Condominium Residential GFA

3.2.1.1 Condominium Residential GFA Proposed (excluding condominium amenity area)

|                                                                                 | floors | sq.m.     | sq.m.     | sq.ft.  |
|---------------------------------------------------------------------------------|--------|-----------|-----------|---------|
| Level P4                                                                        | 1 x    | 453.20    | 453.20    | 4,876   |
| Level P3                                                                        | 1 x    | 385.24    | 385.24    | 3,931   |
| Level P2                                                                        | 1 x    | 83.10     | 83.10     | 894     |
| Level P1                                                                        | 1 x    | 117.61    | 117.61    | 1,266   |
| Level 1 Mezz                                                                    | 1 x    | 909.56    | 909.56    | 9,790   |
| Level 1 Mezz                                                                    | 1 x    | 422.73    | 422.73    | 4,550   |
| Level 2                                                                         | 1 x    | 1,812.06  | 1,812.06  | 19,505  |
| Level 3                                                                         | 1 x    | 1,847.27  | 1,847.27  | 19,894  |
| Level 4 - Level 6                                                               | 3 x    | 2,114.90  | 6,344.70  | 68,294  |
| Level 7                                                                         | 1 x    | 1,729.30  | 1,729.30  | 18,614  |
| Level 8 - Level 9                                                               | 2 x    | 1,729.30  | 3,458.60  | 37,228  |
| Level 10                                                                        | 1 x    | 2,501.31  | 2,501.31  | 26,924  |
| Level 11                                                                        | 1 x    | 2,139.87  | 2,139.87  | 23,033  |
| Level 12                                                                        | 1 x    | 2,139.62  | 2,139.62  | 23,031  |
| Level 13                                                                        | 1 x    | 446.74    | 446.74    | 4,809   |
| Total Condominium Residential GFA Proposed (excluding condominium amenity area) |        | 24,770.91 | 24,770.91 | 266,632 |

3.2.1.2 Condominium Amenity Area GFA

3.2.1.2.1 Condominium Residential Amenity Area Required

[per Zoning By-Law 438-86 Section 4(12) and 1049-2006 Section 6(i)(i) and (ii)]

|                                                               | sq.ft. |
|---------------------------------------------------------------|--------|
| Indoor 2.0 m² x 225 units OR 300 m² (whichever is lesser of)  | 300    |
| Outdoor 2.0 m² x 225 units OR 300 m² (whichever is lesser of) | 300    |
| Total Required Condominium Amenity Area                       | 600    |

3.2.1.2.1 Condominium Residential Amenity Area Proposed

3.2.1.2.1 (a) Indoor Condominium Residential Amenity Area Proposed

|                                                | floors | sq.m.  | sq.ft. |
|------------------------------------------------|--------|--------|--------|
| Level P1                                       | 1 x    | 401.84 | 4,325  |
| Level 2                                        | 1 x    | 299.36 | 3,222  |
| Total Indoor Condominium Amenity Area Proposed |        | 701.20 | 7,547  |

3.2.1.2.1 (b) Outdoor Condominium Residential Amenity Area Proposed

|                                                 | Location          | sq.m.    | sq.ft. |
|-------------------------------------------------|-------------------|----------|--------|
| Level 2                                         | Outdoor Pool Area | 1,278.81 | 13,765 |
| Total Outdoor Condominium Amenity Area Proposed |                   | 1,278.81 | 13,765 |

3.2.1.2.3 Proposed Residential Condominium Amenity Area included in GFA

[per Zoning By-Law 438-86 Section 4(12)]

|                                                                                           | Indoor (m²) | Outdoor (m²) |
|-------------------------------------------------------------------------------------------|-------------|--------------|
| Proposed                                                                                  | 701.20      | 1278.81      |
| Exempted                                                                                  |             |              |
| (all outdoor, below grade and required amenity area - see section 3.1 for GFA definition) | 701.20      | 1278.81      |
| Total Proposed Amenity Area counted as GFA (per Zoning by-law)                            | 0.00        | 0.00         |

3.2.1.3 Total Condominium Residential GFA Proposed

|                                                                 | sq.m.     | sq.ft.  |
|-----------------------------------------------------------------|-----------|---------|
| Total Condominium Residential GFA Proposed                      | 24,770.91 | 266,632 |
| Total Condominium Amenity GFA Proposed not exempted from By-law | 0.00      | 0       |
| Total Condominium Residential GFA Proposed                      | 24,770.91 | 266,632 |

3.2.2 Affordable Housing Residential GFA

3.2.2.1 Affordable Housing Residential GFA Proposed (excluding condominium amenity area)

|                                                                                        | floors | sq.m.    | sq.m.    | sq.ft. |
|----------------------------------------------------------------------------------------|--------|----------|----------|--------|
| Level P4                                                                               | 1 x    | 15.04    | 15.04    | 162    |
| Level P3                                                                               | 1 x    | 0.00     | 0.00     | 0      |
| Level P2                                                                               | 1 x    | 341.44   | 341.44   | 3,675  |
| Level P1                                                                               | 1 x    | 0.00     | 0.00     | 0      |
| Level 1                                                                                | 1 x    | 94.01    | 94.01    | 1,012  |
| Level 1 Mezz                                                                           | 1 x    | 202.63   | 202.63   | 2,181  |
| Level 2 - Level 9                                                                      | 8 x    | 764.38   | 6,115.04 | 65,822 |
| Level 13                                                                               | 1 x    | 77.06    | 77.06    | 829    |
| Total Affordable Housing Residential GFA Proposed (excluding condominium amenity area) |        | 6,845.22 | 6,845.22 | 73,681 |

3.2.2.2 Affordable Housing Amenity Area GFA

3.2.2.2.1 Affordable Housing Residential Amenity Area Required

[per Zoning By-Law 438-86 Section 4(12) and 1049-2006 Section 6(i)(i) and (ii)]

|                                                              | sq.ft. |
|--------------------------------------------------------------|--------|
| Indoor 2.0 m² x 80 units OR 300 m² (whichever is lesser of)  | 160    |
| Outdoor 2.0 m² x 80 units OR 300 m² (whichever is lesser of) | 160    |
| Total Required Affordable Housing Amenity Area               | 320    |

3.2.2.2.1 Affordable Housing Residential Amenity Area Proposed

3.2.2.2.1 (a) Indoor Affordable Housing Residential Amenity Area Proposed

|                                                       | floors | sq.m.  | sq.ft. |
|-------------------------------------------------------|--------|--------|--------|
| Level 13                                              | 1 x    | 160.07 | 1,723  |
| Total Indoor Affordable Housing Amenity Area Proposed |        | 160.07 | 1,723  |

3.2.2.2.1 (b) Outdoor Affordable Housing Residential Amenity Area Proposed

|                                                        | sq.m.  | sq.ft. |
|--------------------------------------------------------|--------|--------|
| Level 13                                               | 165.00 | 1,776  |
| Total Outdoor Affordable Housing Amenity Area Proposed | 165.00 | 1,776  |

3.2.2.2.3 Proposed Residential Affordable Housing Amenity Area included in GFA

[per Zoning By-Law 438-86 Section 4(12)]

|                                                                                           | Indoor (m²) | Outdoor (m²) |
|-------------------------------------------------------------------------------------------|-------------|--------------|
| Proposed                                                                                  | 160.07      | 165.00       |
| Exempted                                                                                  |             |              |
| (all outdoor, below grade and required amenity area - see section 3.1 for GFA definition) | 160.07      | 165.00       |
| Total Proposed Amenity Area counted as GFA (per Zoning by-law)                            | 0.00        | 0.00         |

3.2.2.3 Total Affordable Housing Residential GFA Proposed

|                                                                | sq.m.    | sq.ft. |
|----------------------------------------------------------------|----------|--------|
| Total Affordable Residential GFA Proposed                      | 6,845.22 | 73,681 |
| Total Affordable Amenity GFA Proposed not exempted from By-law | 0.00     | 0      |
| Total Affordable Housing Residential GFA Proposed              | 6,845.22 | 73,681 |

3.3 Retail GFA

|                                                        | floors | sq.m.    | sq.m.    | sq.ft. |
|--------------------------------------------------------|--------|----------|----------|--------|
| Level 1 (Primary Leasable)                             |        | 2,603.00 | 2,603.00 | 28,018 |
| Level 1 (Secondary Leasable / Back of House Area)      |        | 198.00   | 198.00   | 2,131  |
| Level 1 Mezz (Secondary Leasable / Back of House Area) |        | 311.00   | 311.00   | 3,348  |
| Total Proposed Retail GFA                              |        | 3,112.00 | 3,112.00 | 33,497 |

3.3.4 Commercial GFA

|                               | floors | sq.m.  | sq.m.  | sq.ft. |
|-------------------------------|--------|--------|--------|--------|
| Level P2                      | 1 x    | 53.00  | 53.00  | 570    |
| Level P1                      | 1 x    | 53.00  | 53.00  | 570    |
| Total Proposed Commercial GFA |        | 106.00 | 106.00 | 1,141  |

3.4 Total GFA

|                                  | sq.m.     | sq.ft.  |
|----------------------------------|-----------|---------|
| Residential - Condominium        | 24,770.91 | 266,632 |
| Residential - Affordable Housing | 6,845.22  | 73,681  |
| Retail                           | 3,112.00  | 33,497  |
| Commercial                       | 106.00    | 1,141   |
| Total Proposed GFA for R3 & R4   | 34,834.13 | 374,951 |

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| 01 | COMMITTEE OF ADJUSTMENT | June 4, 2015 |
| No | Issued For              | Date         |

AQUAVISTA  
AT BAYSIDE TORONTO

Drawing Title

PROJECT STATISTICS

Project

AQUAVISTA

263 Queens Quay East

Scale

E.V.

Drawn by

C.L.

Checked by

13148

Project No.

June 4, 2015

Date

Drawing No.

COA-28

4.1 Condominium Residential Unit Breakdown

4.1.1 Condominium Residential Unit Breakdown Proposed

|                            | 1 Bedroom |          | 2 Bedroom |         | 3 Bedroom |       | Total |
|----------------------------|-----------|----------|-----------|---------|-----------|-------|-------|
|                            | <60.4     | > 60.4m² | < 79 m²   | > 79 m² | < 93m²    | >93m² |       |
| L2                         | 4         | 7        | 0         | 7       | 0         | 0     | 18    |
| L3                         | 4         | 9        | 3         | 5       | 0         | 0     | 21    |
| L4 - L6                    | 12        | 27       | 9         | 21      | 0         | 0     | 69    |
| L7                         | 7         | 5        | 0         | 5       | 0         | 1     | 18    |
| L8 - L9                    | 13        | 10       | 0         | 14      | 0         | 0     | 37    |
| L10                        | 17        | 6        | 0         | 6       | 0         | 1     | 30    |
| L11                        | 9         | 3        | 0         | 4       | 0         | 4     | 20    |
| L12                        | 3         | 3        | 0         | 4       | 0         | 5     | 15    |
| Total Condo Units Proposed | 69        | 70       | 12        | 66      | 0         | 11    | 228   |
|                            | 139       |          | 78        |         | 11        |       |       |

4.1.2 Condominium Size Restriction Requirements and Proposed Unit Sizes [per By-law 1048-2006 Section 37(v)(III)]

|                    | Required | Proposed |
|--------------------|----------|----------|
| 1 Bedroom < 60.4m² |          | 69       |
| 2 Bedroom < 79m²   | 11       | 12       |
| 3 Bedroom < 93m²   |          | 0        |
| Total              | 11       | 81       |

4.1.3 Condominium Barrier-Free Suites

4.1.3.1 Condominium Barrier-Free Suites Required

| Number of Barrier-Free Suites Required       |                        |        |  |
|----------------------------------------------|------------------------|--------|--|
| Required %                                   | Total number of Suites | Suites |  |
| 15                                           | 228                    | 34     |  |
| Total number of Barrier-Free Suites Required |                        | 34     |  |

4.1.3.2 Condominium Barrier-Free Suites Proposed

| Condominium Barrier-Free Suites Proposed       |       |        |        |    |
|------------------------------------------------|-------|--------|--------|----|
|                                                | Floor | Suites | Suites |    |
| Level 2                                        | 1     | x      | 3      | 3  |
| Level 3                                        | 1     | x      | 3      | 3  |
| Level 4 - Level 6                              | 3     | x      | 4      | 12 |
| Level 7                                        | 1     | x      | 5      | 5  |
| Level 8 to Level 9                             | 2     | x      | 5      | 10 |
| Level 10                                       | 1     | x      | 5      | 5  |
| Level 11                                       | 1     | x      | 2      | 2  |
| Level 12                                       | 1     | x      | 2      | 2  |
| Level 13                                       | 1     | x      | 0      | 0  |
| Total Condominium Barrier-Free Suites Proposed |       |        | 42     |    |

4.2 Affordable Housing Residential Unit Breakdown

4.2.2 Affordable Housing Residential Unit Breakdown Proposed

|                                 | 1 Bedroom |          | 2 Bedroom |         | 3 Bedroom |       | Total |
|---------------------------------|-----------|----------|-----------|---------|-----------|-------|-------|
|                                 | <60.4     | > 60.4m² | < 79 m²   | > 79 m² | < 93m²    | >93m² |       |
| L2 - L9                         | 32        | 0        | 32        | 0       | 8         | 8     | 80    |
| Total Affordable Units Proposed | 32        | 0        | 32        | 0       | 8         | 8     | 80    |

4.2.1 Affordable Housing Residential Unit Maximum Sizing Requirements per Zoning By-law

|                    | Required | Proposed |
|--------------------|----------|----------|
| 1 Bedroom < 60.4m² |          | 32       |
| 2 Bedroom < 79m²   | 4        | 32       |
| 3 Bedroom < 93m²   |          | 8        |
|                    | 4        | 72       |

4.2.1 Affordable Housing Residential Unit Minimum Sizing Requirements per Housing Committee

|                              | Required | Proposed |
|------------------------------|----------|----------|
| 1 Bedroom > 48.77m² (525ft²) |          | 32       |
| 2 Bedroom > 60.39m² (650ft²) | 80       | 32       |
| 3 Bedroom > 83.61m² (900ft²) |          | 16       |
|                              | 80       | 80       |

4.2.3 Affordable Housing Barrier-Free Suites

4.2.3.1 Affordable Housing Barrier-Free Suites Required

| Number of Barrier-Free Suites Required       |                        |        |  |
|----------------------------------------------|------------------------|--------|--|
| Required percentage                          | Total number of Suites | Suites |  |
| 15                                           | 80                     | 12     |  |
| Total number of Barrier-Free Suites Required |                        | 12     |  |

4.2.3.2 Affordable Housing Barrier-Free Suites Proposed

| Condominium Barrier-Free Suites Proposed              |       |        |        |    |
|-------------------------------------------------------|-------|--------|--------|----|
|                                                       | Floor | Suites | Suites |    |
| Level 2 - Level 9                                     | 8     | x      | 3      | 24 |
| Total Affordable Housing Barrier-Free Suites Proposed |       |        | 24     |    |

5.0 Density

5.1 Proposed FSI

| Total GFA | Site Area | FSI   |
|-----------|-----------|-------|
| 34,834.13 | 7469.00   | 4.664 |

6.0 Vehicular Parking Spaces

6.1 Vehicular Parking Space Required

6.1.1 Condominium Vehicular Parking Space Requirements

6.1.1.1 Condominium Vehicular Parking Spaces Required [per By-law 438-86 Section 4(5)]

|                                                                 | parking ratio | Units | Parking Spaces |
|-----------------------------------------------------------------|---------------|-------|----------------|
| Residential - 1 Bedroom                                         | 0.50          | 139   | 70             |
| Residential - 2 Bedrooms                                        | 0.75          | 78    | 59             |
| Residential - 3 Bedrooms                                        | 1.20          | 11    | 14             |
| Visitor                                                         | 0.06          | 228   | 14             |
| Total Condominium Residential Vehicular Parking Spaces Required |               |       | 143            |
| Total Condominium Vehicular Parking Spaces Required             |               |       | 157            |

6.1.1.2 Accessible Condominium Vehicular Parking Spaces Required (TGS AQ1.1)

1 space for every 25 parking spaces up to the first 100 spaces . plus 1 space per additional 50 spaces above 100

|                                                                   |   |
|-------------------------------------------------------------------|---|
| first 100 spaces / 25 spaces                                      | 4 |
| (150 spaces - first 100 spaces) / 50 spaces = 1 accessible spaces | 1 |
| Total Accessible Condominium Vehicular Parking Spaces Required    | 5 |

6.1.1.3 Rough-in Conduits at Condominium Vehicular Parking Space Required

[ per TGS TIER 1 AQ 1.1(December 2010)]

| Required vehicular parking                              | Parking Spaces Provided |
|---------------------------------------------------------|-------------------------|
| 143                                                     | 197                     |
| Total Vehicular Parking Required with Rough-in Conduits | 54                      |

6.1.2 Affordable Housing Vehicular Parking Space Requirements [per By-law 438-86 Section 4(5) - Social Housing]

6.1.2.1 Affordable Housing Vehicular Parking Spaces Required [per By-law 438-86 Section 4(5)]

|                                                                       | parking ratio | Units | Parking Spaces |
|-----------------------------------------------------------------------|---------------|-------|----------------|
| Residential - 1 Bedroom                                               | 0.50          | 32    | 16             |
| Residential - 2 Bedrooms                                              | 0.50          | 32    | 16             |
| Residential - 3 Bedrooms                                              | 0.50          | 16    | 8              |
| Visitor                                                               | 0.06          | 0     | 0              |
| Total Affordable Housing Vehicular Parking Spaces Required per Zoning |               |       | 40             |

6.1.2.2 Accessible Affordable Housing Vehicular Parking Spaces Required (TGS AQ1.1)

1 space for every 25 parking spaces up to the first 100 spaces . plus 1 space per additional 50 spaces above 100

|                                                                   |   |
|-------------------------------------------------------------------|---|
| first 100 spaces / 25 spaces                                      | 5 |
| Total Accessible Vehicular Parking Spaces Required per TGS AQ 1.1 | 5 |

6.1.2.3 Rough-in Conduits at Affordable Vehicular Parking Space Required

[ per TGS TIER 1 AQ 1.1(December 2010)]

| Required vehicular parking                                             | Parking Spaces Provided |   |
|------------------------------------------------------------------------|-------------------------|---|
| 40                                                                     | 35                      |   |
| Total Vehicular Parking Required with Rough-in Conduits per TGS AQ 1.1 |                         | 0 |

6.1.3 Retail Vehicular Parking Spaces Required [per By-law 438-86 Section 4(5) - Grocery Shop]

|                                                           | parking ratio | Net Area | Parking Spaces |
|-----------------------------------------------------------|---------------|----------|----------------|
| 1 per 100 m² of net floor area                            |               | 3,112    | 31             |
| Total Retail Vehicular Parking Spaces Required per Zoning |               |          | 31             |

6.1.4 Combined Vehicular Parking Requirement by Zoning

|                                                   | Required vehicular parking |
|---------------------------------------------------|----------------------------|
| Condominium                                       | 157                        |
| Affordable                                        | 45                         |
| Retail                                            | 31                         |
| <b>Total Vehicular Parking Required by Zoning</b> | <b>233</b>                 |

6.2 Vehicular Parking Spaces Provided

|                 |              | P1                   | P2  | P3 | P4 | TOTAL |     |     |     |  |
|-----------------|--------------|----------------------|-----|----|----|-------|-----|-----|-----|--|
| CONDO           | Occupant     | Standard             | 0   | 9  | 41 | 74    | 124 | 197 | 301 |  |
|                 |              | Accessible           | 0   | 1  | 0  | 3     | 4   |     |     |  |
|                 |              | Accessible with EC   | 0   | 1  | 2  | 0     | 3   |     |     |  |
|                 |              | EC                   | 0   | 33 | 33 | 0     | 66  |     |     |  |
|                 |              | Total Condo Occupant | 0   | 44 | 76 | 77    | 197 |     |     |  |
|                 | Visitor      | Standard             | 0   | 0  | 0  | 0     | 0   | 0   |     |  |
|                 |              | Accessible           | 0   | 0  | 0  | 0     | 0   |     |     |  |
|                 |              | Total Condo Visitor  | 0   | 0  | 0  | 0     | 0   |     |     |  |
| AFFORDABLE      | Occupant     | standard             | 0   | 28 | 0  | 0     | 28  | 30  |     |  |
|                 |              | Accessible           | 0   | 2  | 0  | 0     | 2   |     |     |  |
|                 |              | EC                   | 0   | 0  | 0  | 0     | 0   |     |     |  |
|                 |              | Total Condo Occupant | 0   | 30 | 0  | 0     | 30  |     |     |  |
|                 | Visitor      | Standard             | 0   | 4  | 0  | 0     | 4   | 5   |     |  |
|                 |              | Accessible           | 0   | 1  | 0  | 0     | 1   |     |     |  |
|                 |              | Total Condo Visitor  | 0   | 5  | 0  | 0     | 5   |     |     |  |
| RETAIL          | standard     |                      | 66  | 0  | 0  | 0     | 66  | 69  |     |  |
|                 | Accessible   |                      | 3   | 0  | 0  | 0     | 3   |     |     |  |
|                 | Total Retail |                      | 69  | 0  | 0  | 0     | 69  |     |     |  |
| TOTAL PER FLOOR |              |                      | 69  | 79 | 76 | 77    |     |     |     |  |
|                 |              |                      | 301 |    |    |       |     |     |     |  |

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No.: Revision Date:

01 COMMITTEE OF ADJUSTMENT June 4, 2015  
No Issued For Date

**AQUAVISTA**  
AT BAYSIDE TORONTO

Drawing Title

PROJECT STATISTICS

Project

**AQUAVISTA**

263 Queens Quay East

Scale

Drawn by

E.V.

Checked by

C.L.

Project No.

13148

Date

June 4, 2015

Drawing No.

**COA-29**

7.0 Bicycle Parking

7.1 Bicycle Parking Requirements

7.1.1 Condominium Bicycle Parking Requirements

7.1.1.1 Condominium Bicycle Parking Requirements per By-law 438-86 Section 4(13)

7.1.1.1 (a) Total Number of Condominium Bicycle Parking Spaces Required  
[per By-law 438-86 Section 4(13)(a)]

|                                                        | Ratio                                | spaces |
|--------------------------------------------------------|--------------------------------------|--------|
| Condo Visitor<br>and Occupant Bicycle Parking Required | 0.75 x 227 units or max 200 bicycles | 171    |
| Total Condominium Bicycle Parking Spaces Required      |                                      | 171    |

7.1.1.1 (b) Breakdown of Condominium Bicycle Parking Spaces Required  
[per By-law 438-86 Section 4(13)(c)]

|                                | Ratio                                | spaces |
|--------------------------------|--------------------------------------|--------|
| Condo Occupant Bicycle Parking | 0.8 x Total Required Bicycle Parking | 137    |
| Condo Visitor Bicycle Parking  | 0.2 x Total Required Bicycle Parking | 34     |
|                                |                                      | 171    |

7.1.1.2 Condominium Bicycle Parking Requirements [Per TGS v2.0]

7.1.1.2 (a) Bicycle Parking Required [Per TGS TIER 1 AQ 2.1]

|                                                                 | Ratio | Number of Units | Spaces |
|-----------------------------------------------------------------|-------|-----------------|--------|
| Condo Occupant                                                  | 0.9   | x 228           | 205    |
| Condo Visitor                                                   | 0.1   | x 228           | 23     |
| Total Condominium Bicycle Parking Required per TGS Requirements |       |                 | 228    |

7.1.2 Affordable Bicycle Parking Requirements

7.1.2.1 Affordable Bicycle Parking Requirements per By-law 438-86 Section 4(13)

7.1.2.1 (a) Total Number of Affordable Bicycle Parking Spaces Required  
[per By-law 438-86 Section 4(13)(a)]

|                                                        | Ratio                               | spaces |
|--------------------------------------------------------|-------------------------------------|--------|
| Condo Visitor<br>and Occupant Bicycle Parking Required | 0.75 x 80 units or max 200 bicycles | 60     |
| Total Affordable Bicycle Parking Spaces Required       |                                     | 60     |

7.1.2.1 (b) Breakdown of Affordable Bicycle Parking Spaces Required  
[per By-law 438-86 Section 4(13)(c)]

|                                | Ratio                                | spaces |
|--------------------------------|--------------------------------------|--------|
| Condo Occupant Bicycle Parking | 0.8 x Total Required Bicycle Parking | 48     |
| Condo Visitor Bicycle Parking  | 0.2 x Total Required Bicycle Parking | 12     |
|                                |                                      | 60     |

7.1.2.2 Affordable Bicycle Parking Requirements [Per TGS v2.0]

7.1.2.2 (a) Bicycle Parking Required [Per TGS TIER 1 AQ 2.1]

|                                                                | Ratio | Number of Units | Spaces |
|----------------------------------------------------------------|-------|-----------------|--------|
| Condo Occupant                                                 | 0.9   | x 80            | 72     |
| Condo Visitor                                                  | 0.1   | x 80            | 8      |
| Total Affordable Bicycle Parking Required per TGS Requirements |       |                 | 80     |

7.1.3 Retail Bicycle Parking Requirements

7.1.3.1 Retail Bicycle Parking Requirements per By-law 438-86 Section 4(13)

| Total Retail Bicycle Parking Spaces Required [per By-law 438-86 Section 4(13)(a)] | Ratio                                  | Retail Area | spaces |
|-----------------------------------------------------------------------------------|----------------------------------------|-------------|--------|
| Retail Occupant<br>and Visitor Bicycle Parking Required                           | the greater of 6 or 1 per every 1250m² | 3,112       |        |
| Total Retail Bicycle Parking Spaces Required                                      |                                        |             |        |

7.1.3.2 Retail Bicycle Parking Requirements per By-law 569-2013

| Total Retail Bicycle Parking Spaces Required [per By-law 569-2013] | Ratio                                 | Retail Area | spaces |
|--------------------------------------------------------------------|---------------------------------------|-------------|--------|
| Retail Occupant                                                    | 0.2 / 100m² interior floor area       | 3,112       |        |
| Retail Visitor                                                     | 3 + (0.3 / 100m² interior floor area) |             | 1      |
| Total Retail Bicycle Parking Spaces Required                       |                                       |             | 1      |

7.2 Bicycle Parking Provided

|                       | Condo    |         | Affordable |         | Retail   |         | spaces |
|-----------------------|----------|---------|------------|---------|----------|---------|--------|
|                       | Occupant | Visitor | Occupant   | Visitor | Occupant | Visitor |        |
| Level P4              | 41       | 0       | 0          | 0       | 0        | 0       | 41     |
| Level P3              | 75       | 0       | 0          | 0       | 0        | 0       | 75     |
| Level P2              | 88       | 0       | 120        | 8       | 0        | 0       | 216    |
| Level P1              | 0        | 23      | 0          | 0       | 15       | 8       | 46     |
| Total Bicycle Parking | 204      | 23      | 120        | 8       | 15       | 8       |        |
| Spaces Provided       |          | 227     |            | 128     |          | 23      | 378    |

8.0 Storage Lockers

8.1 Storage Lockers Provided

|                                | Condo | Affordable |
|--------------------------------|-------|------------|
| Level P4                       | 80    | 0          |
| Level P3                       | 67    | 0          |
| Level P2                       | 0     | 80         |
| Level P1                       | 0     | 0          |
| Total Storage Lockers Provided | 147   | 80         |

8.2 Percentage of Storage Lockers Provided to Units

8.2.1. Percentage of Storage Lockers Provided to Condominium Units

| Total lockers                                                       | Total Units | Percentage |
|---------------------------------------------------------------------|-------------|------------|
| 147                                                                 | 228         | 64.5%      |
| Total percentage of lockers provided in relation to number of units |             |            |
|                                                                     |             | 64.5%      |

8.2.1. Percentage of Storage Lockers Provided to Affordable Units

| Total lockers                                                       | Total Units | Percentage |
|---------------------------------------------------------------------|-------------|------------|
| 80                                                                  | 80          | 100%       |
| Total percentage of lockers provided in relation to number of units |             |            |
|                                                                     |             | 100%       |

9.0 Loading Spaces

9.1 Loading Spaces Requirements [per By-law 438-86 Section 4(6)(b) and (c)]

| Loading Space | Size                                                                                                                                                | Spaces |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| B             | 4m (vertical clearance) x 3.5m (W) x 11m (L)<br>(Per City of Toronto Zoning By-law 569-2013)                                                        | 1      |
| G             | 6.1m (vertical clearance) x 4m (W) x 13m (L)<br>(Per City of Toronto Requirements for Garbage, Recycling and organics collection Services May 2012) | 1      |
| A             | 17(L) x 3.5(W)<br>4.4 vertical Clearance                                                                                                            | 1      |

9.2 Loading Spaces Provided

| Loading Space | Size                                         | Floor | Spaces |
|---------------|----------------------------------------------|-------|--------|
| B             | 4m (vertical clearance) x 3.5m (W) x 11m (L) | 1     | 1      |
| G             | 6.1m (vertical clearance) x 4m (W) x 13m (L) | 1     | 1      |
| A             | 4.4m (vertical clearance) x 3.5(W) x 17 (L)  | 1     | 1      |
|               |                                              |       | 3      |

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